

MINUTES
PLANNING COMMISSION
MONDAY, April 25, 2016 – 7:30 PM
MUNICIPAL BUILDING, CONFERENCE ROOM "A"

Meeting called to order by Secretary Hopper at 7:35 P.M.

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL OF MEMBERS:

Present: Secretary Hopper, Commissioners Bruce, Beller, Smith, Maul, Smedley,

Absent: Gritton, Farrar, Bobcean, Dishaw

Motion by Smedley to approve absent member, support by Smith

All present voting yes, motion carried unanimously

3. APPROVAL OF MINUTES:

- a. March (no meeting)

Motion by Smedley to approve minutes as submitted, support by Bruce

All present voting yes, motion carried unanimously

4. APPROVAL OF AGENDA:

Motion by Beller to approve agenda as presented with support by Bruce.

All present voting yes, motion carried unanimously

5. CITIZENS TO BE HEARD:

None

6. UNFINISHED BUSINESS:

None

7. NEW BUSINESS:

- a. **Site Plan #343-16** – Proposed multi-tenant office/warehouse with possible future self-storage on the corner lot of Vreeland and Cahill (former Philip Liparoto Industrial site) (see letter from McKenna & Associates dated 4/15/2016)

Brian Keeseey from McKenna Associates began with an overview of the project focusing on zoning and building use.

The landscaping was noted as being a concern due to the observation of a clear-cut property. Landscaping the south side of the property was also recommended as part of an erosion control plan. An agreement should be reached between Larry Dishaw and the applicant regarding the solution for the clear-cut property.

A photometric plan was requested to be submitted for review for outdoor lighting. Position of light poles, lighting levels, and driver hindrance were noted as concerns.

The applicant must also present a plan and further information on water, sanitary sewer, and, most importantly, storm water collection and transportation.

The applicant will provide 19 parking spaces, including 1 barrier free space. Applicant must also provide space for 10x50 loading area on site plan (rear of building).

Applicant will pave parking lot with the exception of the storage lot and Vreeland Rd driveway which are proposed to be compacted gravel until which time a permanent use is determined for this space.

Applicant must add fabric screen to chain link fence surrounding the back of the property.

The applicant will provide an intended phasing plan for remainder of site.

The Planning Commission is comfortable granting Preliminary and Final site plan approval subject to the applicant addressing the outstanding items mentioned in McKenna's letter dated 2/15/16 and requirements from City Engineer's letter dated 2/19/16.

Motion by Smith to approve site plan 343-16, supported by Beller.

All present voting yes, motion carried unanimously.

b. **Site Plan #342-16**- Proposed Family, Farm, and Home (former Kmart site) (see letter from McKenna & Associates dated 4/15/16)

Brian Keesey from McKenna & Associates presented an overview with the applicants, A & M Consultants, present. It was noted that many of the recommendations listed on the McKenna letter (referenced above) have been addressed.

All general plan requirements have been addressed from the initial report with the exception of applicant providing the estimated number of employees to be onsite during peak times.

Applicant must provide 1 tree or 2 shrubs per 128 square feet of landscaped area. It is asked that the applicant include the number and species of plants to be planted in this area.

Photometric plan must be provided with the inclusion of new lighting fixtures.

Parking concerns were addressed with the exception of designating and differentiating parking spots designated for store use. Seven barrier free spaces must be designated.

The applicant has proposed a row parking be removed for the addition of a boulevard. It is recommended that the boulevard and affected parking spaces be shifted to the right for driver safety.

Standing water issues should be addressed with Larry Dishaw.

Motion by Maul to approve site plan 342-16 with the above updated recommendations supported by Beller.

All present voting yes, motion carried unanimously.

8. PLANNERS CORNER:

Nothing

9. MEMBERS TO BE HEARD:

None

10. TABLED ITEMS:

None

11. INFORMATION \ CORRESPONDANCE:

None

12. ADJOURNMENT:

Motion by Smedley to adjourn meeting, support by Beller

All present voting yes, motion carried unanimously

Meeting adjourned at 8:25 P.M.

TERRENCE FARRAR, CHAIRMAN

RODNEY HOPPER, SECRETARY

Carried: