

Planning Commission Hearing Minutes

May 13, 2013

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Meta Nash Alderman Russell Kate McConnell Bill Ryan		Gabrielle Dunn-Division Manager for Current Planning Zack Kershner-City Engineer Brandon Mark-City Planner Scott Waxter- Assistant City Attorney Carreanne Eyler-Administrative Assistant

I. ANNOUNCEMENTS:

Commissioner Nash announced that Commissioner Bokee and Commissioner Stup have resigned and wished them well on their new endeavors.

II. APPROVAL OF MINUTES:

Approval of the **April 5, 2013** Pre-Planning Commission Hearing Minutes as amended:

MOTION: Commissioner McConnell.

SECOND: Alderman Russell.

VOTE: 3-0.

Approval of the **April 8, 2013** Planning Commission Hearing Meeting Minutes as amended:

MOTION: Commissioner McConnell.

SECOND: Alderman Russell.

VOTE: 3-0.

Approval of the **April 15, 2013** Planning Commission Workshop Meeting Minutes as amended:

MOTION: Commissioner McConnell.

SECOND: Alderman Russell.

VOTE: 3-0.

Approval of the **May 10, 2013** Pre-Planning Commission Hearing Meeting Minutes as amended:

MOTION: Commissioner McConnell.

SECOND: Alderman Russell.

VOTE: 2-0. (Commissioner Nash abstained.)

III. PUBLIC HEARING-SWEARING IN:

“Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth.” If so, answer “I do”.

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent

Agenda.)

A. PC13-115FSU, Final Subdivision Plat, TF Properties LLC Addition to Thompson

MOTION: Commissioner McConnell moved to approve PC13-115FSU final subdivision plat for TF Properties in accordance with the staff report.

SECOND: Alderman Russell.

VOTE: 3-0.

V. MISCELLANEOUS:

B. Adequate Public Facilities Ordinance

Ms. Dunn entered the entire staff report into the record. There was public comment on this item.

Bruce Dean, Linowes & Blocher spoke on behalf of the applicant reasons this would be beneficial for properties.

Jeremy Holder of Ausherman Development stated that he felt that the application should be for larger projects of a regional nature.

As an informal request for comment, there was no formal recommendation made to the Mayor and Board on this item, however, the Commission did reach the consensus that the phasing opportunities for APFO mitigation should extend beyond just those master plan applications subject to annexation resolutions and also that language should be added to the ordinance itself regarding the overall purpose and intent to serve larger developments required to provide infrastructure improvements of a regional nature.

VI. NEW BUSINESS:

C. PC13-056FSI, Final Site Plan, Subaru New Car Showroom

Mr. Mark entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action Per Section 605(e):

MOTION: Commissioner McConnell moved to recommend approval of a modification to Section 605(e) from the Level I lot line screening requirements for a GC property abutting a GC property based on the compensating features of a landscaped internal shared drive aisle and the benefit of providing cross access between the two properties.

SECOND: Alderman Russell.

VOTE: 3-0.

Planning Commission Action for PC13-056FSI:

MOTION: Commissioner McConnell moved to recommend conditional approval of PC13-056FSI with the following conditions to be met:
To be met within 60 days:

1. The Applicant must revise the final site plan to depict the areas for displaying new vehicles as large blocks and eliminate the individual parking stalls.
2. The Applicant must remove the leader regarding the location of a free standing and add a new leader indicating the proposed location of the monument sign.

At greater than 60 days and within one year of approval date:

1. The Applicant must record the cross access easement and the recording reference of that easement must be noted on the plan.

SECOND: Alderman Russell.

VOTE: 3-0.

D. PC12-716MU, Master Plan, West Park Village

Mr. Mark entered the entire staff report into the record. There was no public comment on this item.

Glen Kirsch stated that what is important is the phasing of this project relative to the development of the Summers Farm it could cause hazardous traffic conditions.

This is the first of two required public hearings; no action is needed at this time.

There was no further business.

Meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Carreanne Eyler
Administrative Assistant