

**Planning Commission Hearing Minutes
February 9, 2015**

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Meta Nash Alderman Russell Kate McConnell Barbara Nicklas Arlene Perkins	Andrew Brown	Gabrielle Collard -Division Manager for Current Planning Pam Reppert – City Planner Scott Waxter- Assistant City Attorney

I. ANNOUNCEMENTS:

Commissioner Nash announced that Planning Commission Workshop will be held on Tuesday, February 17, 2015 due to Monday being a holiday.

Approval of the **January 12, 2015** Planning Commission Meeting Minutes as published:

MOTION: Commissioner McConnell.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

Approval of the **January 20, 2015** Planning Commission Workshop Minutes as published:

MOTION: Commissioner McConnell
SECOND: Commissioner Nicklas.
VOTE: 4-1. (Commissioner Nash abstained)

Approval of the **February 6, 2015** Pre-Planning Commission Meeting Minutes as amended:

MOTION: Commissioner McConnell.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

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.)

V. NEW BUSINESS:

A. PC14-916FSI, Final Site Plan, Riverside Corporate park, Lot 255-Public Storage

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

Planning Commission Action Per Section 607:

MOTION: Commissioner McConnell moved for the approval of a modification of Section 607 of the Land Management Code (LMC) entitled, Parking and Loading Standards, to reduce the total number of parking spaces required from 81 to 19 based on the unique use of the property and infrequency of vehicle trips generated to the site and the reduction in impervious area that it allows for.

SECOND: Commissioner Nicklas.

VOTE: 5-0.

Planning Commission Action PC14-916FSI:

MOTION: Commissioner McConnell moved for approval of final site plan PC14-916FSI for Riverside Lot 255 based on its consistency with the master plan for Riverside Corporate Park, compliance with all applicable standards of the LMC and the finding that the site will be adequately served by public facilities with the following conditions to be met:

1. A note must be added to the plan referencing the total square footage (acres) of the lot.
2. The Applicant must work with the Engineering Department to determine if any replacement street trees can be planted between Monocacy Blvd and main entrance to the site and the plan must be revised to show the trees if permissible.
3. Add sidewalk pattern and symbol to the site legend on Sheet C02.
4. Clearly show the security fence, access gate and Knox box on the rear property line behind buildings A and B.
5. Note on plan the (construction/realtor) signs to be removed.
6. Note on plan that location of the monument sign to be confirmed at building permit stage.
7. Edit Note 11 for maximum heights of each building. Add maximum height to elevation of building A.
8. Add and label the signs for the one residential parking space and the four (4) spaces for the retail sales office as required by the ZBA approval.
9. Edit Note 25 to state that the financial contribution shall be paid prior to improvement plan approval.
10. Edit Note 7 to read, "The conditional accessory retail and residential uses have been approved under ZBA14-897CU on November 25, 2014."
11. Submit to the Engineering Department the Application for Administrative Waiver of Storm water Management with \$150 fee. Obtain Engineering approval of the SWM waiver. Edit General Note 4 to document Engineering's approval of the storm water waiver for the project, correct the drawing to asphalt paving and eliminate all references to porous pavers, i.e. legend, etc.
12. The Applicant shall work with staff to provide a mixture of deciduous and evergreen, understory and shrub plantings, along the north and west elevations of Building A to

screen views along Monocacy Blvd. and that these planting will be in locations where feasible when taking into consideration location of underground utilities.

SECOND: Commissioner Nicklas.

VOTE: 5-0.

B. PC12-157ZTA, Text Amendment, Appeals of Planning Decisions

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

Planning Commission Action:

MOTION: Based on staff's analysis provided in the February 9 2015 staff report for PC12-157ZTA and the comments by the Commission, Commissioner McConnell moved to support a positive recommendation in the form of a resolution to the Mayor & Board of Aldermen for the amendments as proposed in the draft ordinance.

SECOND: Commissioner Nicklas.

VOTE: 5-0.

Meeting adjourned approximately 6:40 p.m.

Respectfully Submitted,

Lea Ortiz
Administrative Assistant

APPROVED 03-09-15