

**Planning Commission
August 26th, 2020
Meeting Minutes**

Meeting called to order:

Vice-Chairman David Miller called the meeting to order at 4:32pm. The meeting took place virtually. The following members were present: Jade Castile, Jim Jackson, David Miller, Connor Whelan, and Mike Zuilhof. Mike Meinzer was not present. Chairman Peter McGory was not present at the roll call but later joined. Greg Voltz and Tom Horsman represented the Planning Department.

Approval of minutes from the July 22nd, 2020 meeting:

Mr. Jackson made a motion to approve the minutes as submitted and Ms. Castile seconded the motion. All voting members present were in favor of the motion.

New Business:

Mr. Miller explained that the first application on the agenda is an application submitted for site plan approval at 1801 George Street.

Mr. Voltz briefly went over the application and then stated that staff recommends approval of the site plan contingent on the following conditions: 1. The applicant will need to address comments and concerns of the engineering department before any building permits will be issued; 2. The applicant must provide a detailed landscaping plan for planning staff to approve; 3. The applicant must provide a lighting plan to be approved by planning staff.

Mr. Miller asked if anyone had any questions. No questions were brought up by the members.

Mr. Miller asked why the zone map in this area doesn't line up with parcel lines. Mr. Voltz stated this was due to the building of the overpass.

Mr. Miller asked what a SWPP plan entailed. Mr. Voltz stated that it is a storm water plan and it is how they will maintain storm water during construction. Mr. Miller specifically asked about post construction and how to ensure storm water is treated post construction. Mr. Voltz stated that yes the applicant is working to comply with engineering recommendations for post construction storm water treatment.

Mr. Miller asked the applicant whether or not he has potential to expand further and even have to move into Perkins Township. The Applicant, Mr. Andrews, said he has no plans to operate on Perkins Township property.

Mr. Zuilhof asked that approval is contingent on full cut off light fixtures. Mr. Zuilhof discussed that he is not arguing to limit luminosity and states that this is a reasonable request. Mr. Miller asked if the applicant has any issues with this request. The applicant states that this would be no issue and discusses the type of lighting.

Chairman Peter McGory joined the meeting

Mr. Zuilhof made a motion to approve the application with the conditions recommended by staff and adding the additional condition that all exterior lighting be full cut off style in its nature. Mr. Miller seconded the motion. Chairman Peter McGory abstained from voting, All other present members were in favor of the motion.

Old Business:

Mr. McGory stated that next on the agenda is further discussion on old business regarding zoning of 1st, 2nd, and 3rd Street between Farwell Street and the Cedar Point dormitories.

Mr. Voltz stated that staff has spoken to the applicants for the two tabled items from the previous months meeting and explains that the applicants are comfortable with these items to remain tabled. Mr. Voltz explains that Planning Staff believes there are three options that staff has explored and mentioned difficulties that come with each one: 1. implementing a restrictive overlay district 2. new type of zoning district completely to meet the needs and wants of the neighborhood and applicants 3. rezone the entire adjacent area to the Commercial Recreation as requested by the two individual applicants. Mr. Voltz proceeds to state that staff is leaning towards the third option with the idea that a restrictive overlay district could be implemented later.

Mr. Zuilhof asked if there was any acreage requirement for a PUD. Mr. Voltz stated that there is not any minimum area requirements. Mr. Zuilhof then states that this could allow for a PUD to be used in this area. Discussion of this ensued. Mr. McGory asked if both applicants are willing for the City to sort this out. Mr. Voltz stated that yes they are comfortable with waiting.

Ms. Castile asked how Planning Staff would gather neighborhood feedback. Mr. Voltz stated Staff would go to the neighborhood and knock on doors and stated that feedback would come to either the September or October meeting. Ms. Castile stated that she would be concerned if the area was rezoned to Commercial Recreation and then undesirable uses start to be built and there would need to an overlay enacted to limit these uses.

Mr. Miller asked if public hearings are also part of the overly process. Mr. Voltz confirmed.

Mr. Zuilhof stated that a PUD should be considered as an option.


Mr. Voltz stated that he is requesting that the tabled items relating to this discussion remain tabled.

Mr. Zuilhof states that he is still uncomfortable with the discussed area going fully commercial, with the idea that undesirable uses will not become an issue.

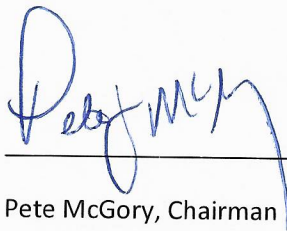
Mr. McGory states that he believes the City has time to continue to explore options

Meeting Adjourned: Mr. Miller made a motion to adjourn and Mr. Jackson seconded the motion. The meeting was adjourned at 6:09pm.

Approved:

A handwritten signature in blue ink, appearing to be 'G. Voltz', written over a horizontal line.

Greg Voltz, Planner.

A handwritten signature in blue ink, appearing to be 'Pete McGory', written over a horizontal line.

Pete McGory, Chairman