

**MINUTES
PLANNING COMMISSION**

October 23, 2013

MEMBERS PRESENT: Kevin Lowry, Fred Selig, Ron Rehm, Gil Ning, Jean Boen, Wanda Christopher-Finn and Jackie Middleton

MEMBERS ABSENT: Mark Weaver and Heather Kobilarcsik

STAFF PRESENT: Andrew Dutton

I. MINUTES

Jackie Middleton moved, Fred Selig seconded, to approve the Minutes of August 28, 2013 as received. Motion carried.

II. DEVELOPMENT PLAN

Application SP-559. Craig Sanders for Bauer Corporation is requesting final development plan approval for a 55,000-sq. ft. manufacturing facility in an M-1 (Office/Limited Manufacturing) and M-2 (General Manufacturing) District at the north end of Enterprise Parkway.

Craig Sanders, Freeman Building Systems, stated a 55,000-sq. ft. manufacturing facility for Bauer Corporation was proposed along with a 2,500-sq. ft. office portion. Mr. Sanders stated there was a parking area to the west; future growth expansion was provided in order to double the size of the building to the east in addition to doubling the size of the office portion to the south. Mr. Sanders stated with respect to Staff recommendations, there were a few outstanding items which would need to be addressed. Mr. Sanders indicated a variance application had been filed before the Board of Zoning Appeals with respect to the screening requirements in relation to the right-of-way and the proposed loading docks on the south side of the building which would face the proposed new street.

Mr. Rehm questioned if the loading dock would be screened from Route 585. Mr. Sanders stated plantings to the east and west of the loading dock areas would be added and noted the natural topography of the site (low to the south; higher to the north).

Mr. Rehm questioned the Staff recommendations and if there would be an issue meeting them. Mr. Sanders stated there were no issues in meeting the remainder of the Staff recommendations.

Ms. Christopher-Finn questioned if the new facility would replace the existing one or if it would be in addition to it. Mr. Sanders stated the new facility would replace the existing one (on Bowman Street). Ms. Christopher-Finn questioned if there would be an increase in the number of employees. Mr. Sanders stated there was a potential for growth within the company.

Fred Selig moved, Gil Ning seconded, to grant the request of Bauer Corporation for approval of a final development plan for a 55,000-sq. ft. manufacturing facility in an M-1 (Office/Limited Manufacturing) and M-2 (General Manufacturing) District at the north end of Enterprise Parkway, subject to complying with Staff recommendations as follows: That a 5' sidewalk be constructed along the north side of the future street and an appropriate crossing be constructed to connect to

the existing sidewalk along the east side of Enterprise Parkway; that 14 street trees at 2 ½" in caliper within 3' of the right-of-way be provided; that 15 large deciduous trees and 100 shrubs within the building setback be provided; that 1,200-sq. ft. of total landscaped area be within the parking lot; that 8 shade trees within the parking area, including at least one per landscaped island, be provided; that landscaped parking islands of at least 100-sq. ft. and 10' in width be provided; that 8 large or 16 small deciduous trees west of the parking area be provided; that a 3' high evergreen row, wall or fence between the parking area and the public right-of-way be provided; that landscaping be integrated around the retention basin; that a lighting plan be submitted to the Planning Department indicating the location, height, style and coverage of exterior lights; that screening of the loading area be provided from Route 585; and that a variance be obtained from the Board of Zoning Appeals relating to the screening of the loading area from the right-of-way.

Motion carried by a 7-0 vote.

IV. MISCELLANEOUS

Mr. Dutton indicated that Fire Chief Rob Eyler had submitted a letter to the Planning Commission with regard to the proposed fire station along Burbank Road. Mr. Dutton stated the fire station was a conditional use in the R-1 District, and the Commission approved the conditional use in December, 2009. Mr. Dutton indicated that the issue was subsequently appealed by a neighbor through the Courts and that, at this time, the City was no longer wishing to move forward with the conditional use application. The letter before the Commission was a formal withdrawal of that conditional use application (CU-343).

Mr. Dutton indicated that Jonathan Millea, City Development Coordinator, was asking for a Planning Commission member to serve as a Community Reinvestment Area member. Mr. Dutton indicated members met once a year to review the applications that were submitted. Gil Ning indicated he would be willing to serve.

Meeting adjourned at 5:45 p.m.

Kevin Lowry, Chairman

Laurie Hart, Administrative Assistant