

**MINUTES
PLANNING COMMISSION**

May 22, 2013

MEMBERS PRESENT: Mark Weaver, Fred Seling, Gil Ning, Wanda Christopher-Finn, Heather Kobilarcsik, Jackie Middleton and Kevin Lowry

MEMBERS ABSENT: Ron Rehm

STAFF PRESENT: Andrew Dutton

I. MINUTES

Wanda Christopher-Finn moved, Fred Seling seconded, to approve the Minutes of April 24, 2013 as received. Motion carried.

II. DEVELOPMENT PLANS

A. SP-553. Vic Smith of Parkview Christian Church requesting Final Development Plan approval of a 572-sq. ft. storage shed at 1912 Burbank Road in an R-1 (Suburban Single Family) District.

Mike Kendall, member of Parkview Christian Church, stated the church had an existing storage building on the property and they also rented another one. The church had a need for additional storage for props, the church van and miscellaneous items. Mr. Kendall stated the storage building proposed would not affect parking and noted the building would be placed on an area which was currently asphalt. Mr. Kendall noted that the proposed garage/storage building would be 22' x 26', post frame construction.

Mr. Ning questioned the additional parking space noted on the application. Mr. Kendall stated the garage would account for the additional parking space.

Jackie Middleton moved, Wanda Christopher-Finn seconded, to grant the request of Parkview Christian Church for final development plan approval in order to construct a 572-sq. ft. storage shed at 1912 Burbank Road in an R-1 (Suburban Single Family) District.

Mr. Weaver stated he believed the church met the requirements as outlined in Section 1133.07.

Motion carried by a 7-0 vote.

- B. SP-554. Stan Starr of Campbell Construction** requesting Final Development Plan approval for a 32,400-sq. ft. office and warehouse facility on Long Road, east of Enterprise Parkway, in an M-1 (Office/Limited Manufacturing) District.

Fred Seling recused himself from discussion and voting on the request as his company did some field work relating to the development.

Stan Starr, Campbell Construction, stated a 30,000-sq. ft. warehouse and 2,400-sq. ft. office was proposed for Gomoplast Machinery. Mr. Starr indicated the facility would be used as a showroom for the equipment Gomoplast offered; there would only be one shift in operation, employing fewer than 10 people (both office and warehouse). Mr. Starr noted there would be “very little noise” associated with the business. Mr. Starr noted revised drawings had been submitted which were in response to comments from various City departments and indicated a fire lane had been added, sidewalks were added along Long Road, in addition to landscaping. Mr. Starr noted that Gomoplast had an existing facility on Henry Street which would also be maintained.

Mr. Ning questioned the operation of the company. Mr. Starr noted that Gomoplast sold new and refurbished rubber manufacturing equipment.

Ms. Christopher-Finn questioned whether the issues regarding the landscape buffer in the parking area and detention basin had been addressed. Mr. Starr stated yes—the revised plans did address those issues.

Ms. Kobilarscik noted that the Fire Chief commented that if the facility did not operate 24 hours a day, a key box system would be required. Mr. Starr stated they would be providing a Knox Box system.

Ms. Kobilarscik noted that the City Engineer indicated the development would need to comply with stormwater and erosion control regulations. Mr. Starr indicated they are working on addressing those issues.

Ms. Middleton questioned whether the revised plan met the City’s requirements. Mr. Dutton stated the parking requirement was met; the sidewalk needed to be increased to 5’ in width to meet the Code requirements; it appeared as though the revised plan addressed the concerns of the Fire Department pertaining to the access drive; with regard to the screening in front of the parking lot, the hedge row would need to be 3’ in height which could be done by either mounding or increasing the height of the hedges; the

location of the light fixtures would need to be established. Mr. Starr indicated the remaining concerns outlined would be addressed.

Daniel Voltz, 2301 Long Road, stated he was interested in looking at the plans as the business would be located across the street from his home. Mr. Voltz questioned the access to the business and where it would be located. Mr. Starr stated the access would be off of Long Road. Mr. Voltz questioned whether consideration had been given to buffering between the facility and the residences along Long Road. Mr. Lowry indicated that while residences did exist along Long Road, they were zoned manufacturing (M-2). Mr. Dutton noted there would be 17 trees added between the building and Long Road which was required by the Zoning Code.

A resident who indicated she lived “right across the street” from the proposed development indicated there were existing problems with water runoff and she was concerned the development would add to those problems. Mr. Lowry indicated the plan before the Commission met the City’s engineering standards for water retention and suggested that she discuss the situation with the City Engineer.

It was questioned how close the building would be to Long Road. Mr. Dutton stated the building would be 129’ from the right-of-way. Mr. Dutton noted that the minimum setback was 40’.

Mr. Weaver noted that with respect to any water issues, any motion to pass would be conditional on the City Engineer approving the facilities which would be provided for controlling water runoff from the property.

Mark Weaver moved, Gil Ning seconded, to grant the request of Stan Starr of Campbell Construction for final development plan approval of a 32,400-sq. ft. office and warehouse facility on Long Road, east of Enterprise Parkway, in an M-1 (Office/Limited Manufacturing) District, subject to the conditions that the applicant meet all of the requirements of the Engineering Department; that the sidewalk be 5’ wide; and that the screening shrubbery meet the 3’ requirement.

Mr. Lowry stated he believed the applicant would meet the criteria of Chapter 1165 of the Planning and Zoning Code and made efforts to address the engineering concerns as well as Section 1143.09 and 1165.14.

Mr. Weaver indicated he believed the applicant met or exceeded all of the requirements of the Code in terms of setback.

Motion carried by a 6-0.

III. MISCELLANEOUS

Mr. Dutton updated the Commission relating to the proposed Zoning Code amendments which were now before City Council and provided the Commission with additional amendments which City Council asked to be made.

Meeting adjourned at 5:55 p.m.

Kevin Lowry, Chairman

Laurie Hart, Administrative Assistant