

August 27, 2015

Planning Commission

- Comprehensive Master Plan, 2015, Public Hearing
- 4233 Lambert Rd, Conditional use, set date for public hearing
- 4481 Golfway Rd, Conditional use, set date for public hearing
- 14141 Cedar Rd, University Hts Dental, site plan review
- 381 S Green Rd, Conditional use application, set date for public hearing

Chairman Jason Russell called the meeting to order at 7:00 p.m. at the D'Amico Community Center. Members present: Dan Ivins, Earl Stovall and Neil Weeks (Megan Blubaugh resigned in July because she moved out of the city). Also present: Paul Kowalczyk, Building Commissioner.

7:00 p.m., Public Hearing: 2015 Comprehensive Master Plan - Chairman Russell stated that the commissioners went over the plan at several meetings. He asked if anyone in the audience would like to speak or ask questions since a public hearing permits the public to speak or ask questions: Linda Pagan, 684 Parkside Blvd, opined that the meeting should not be in August since Council does not meet in August. She thought that there had been a good explanation of the plan four or five years ago. She would like a presentation regarding the plan and also thought that a lot of the terms were not explained. She thinks the city should review Monticello Place and Cutters Creek developments to determine if they helped increase revenue for the city. Among other things, she also had concerns about water runoff from the addition of new sidewalks. Chairman Russell stated that the administration hired an outside consultant. He recommended to Ms. Pagan that she contact the administration to answer some of her questions. He continued to explain that the Comprehensive Plan is general in nature; it doesn't recommend the specifics.

Chairman Russell asked the commissioners if they had questions regarding the summary by Mr. Kowalczyk. Chairman Russell made a motion to close the public hearing. Seconded by Mr. Stovall. All ayes. Motion approved. (4-0-0)

Chairman Russell made a motion to recommend to Council to approve the changes to the Comprehensive Plan. Also making a recommendation that City Council look at having the consultant come in and present to the public as part of their public hearing so that there can be a review of the plan. Seconded by Mr. Ivins, All ayes. Motion approved. (4-0-0)

Mr. Kowalczyk explained to clarify in response to Ms. Pagan's comments that the first Comprehensive Plan was done in the late 1990s and was adopted in the year 2000. D. B. Hartt was the city consultant at that time. He put the plan together, he brought it to the Planning Commission. They reviewed it and adopted it. This time the consultant was McKenna and Associates. They met with residents before the map was put together. This time there were public meetings that were held with the consultant to get the input from residents.

4233 Lambert Rd, Conditional use - Laurel Tree, homeowner, stated that the chicken coop will be behind the garage and meets the setbacks required. She submitted drawings from the manufacturer of the coop, every chicken will have 3 square feet per chicken and she will ensure that the coop is predator-proof. She plans to have two chickens. Chairman Russell made a motion to schedule a public hearing for September 10, 2015 at 7:00 p.m. Seconded by Mr. Weeks. All ayes. Motion approved. (4-0-0)

4481 Golfway Rd, Conditional use - Jeff Henderson, homeowner, already has a chicken coop and chickens. He stated that Greenview Elementary is behind him and Notre Dame College in front. There is a setback of 33 feet on the one side and the coop will be sheltered by the garage. Neighbors are aware that he has chickens. He submitted a site plan and drawings. He has two chickens now and plans to have two more. Chairman Russell made a motion to schedule a public hearing on September 10, 2015 at 7:15 p.m. Seconded by Mr. Ivins. All ayes. Motion approved. (4-0-0)

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14141 Cedar Rd, University Hts Dental, site plan review - Leon Sampat, Ellis Architects, represented University Heights Dental. He stated that Dr. Fixler is proposing to have a 4247 square foot one-story structure constructed on the site. The doctor prefers not to flip the building as recommended by the Architectural Review Board because a lot of time was spent on planning the interior layout and the use of natural light in the treatment rooms. He stated that the drawings show that the electrical pole will not need to be moved. He displayed samples of some of the materials that will be used on the building. The dumpster will match the building. The wall at the back of the property will remain; a new fence will not be required at the rear. Since fencing is required on the side and the adjacent property already has a fence the owner will be contacted to determine whether or not to install another fence. There will be ground lighting that illuminates the building. The parking lot lights will be on a timer. The hours of operation will be 8:00 a.m. to 4:00 p.m. Monday through Friday and 8:00 a.m. to 1:00 p.m. on Saturday. After some discussion, Chairman Russell thought that it would be better to have a fence, landscaping and a parking lot next to the existing residential property rather than a 34-foot high building immediately next to it. Mr. Kowalczyk stated that the lot split consolidation needs to be completed soon. He also stated that the Architectural Review Board approved the building however there are landscaping issues that need to be resolved. Chairman Russell made a motion to approve the site plan as presented with the following stipulations:

1. That the applicant work with the city pertaining to the south masonry wall to make sure that it is the height that is required for the screening.
2. Work with the property owner to the east on that screening as well.
3. Site lighting shall only be used during reasonable operating hours.

Seconded by Mr. Weeks. All ayes. Motion approved. (4-0-0)

381 South Green Rd, conditional use application - Mr. Kowalczyk stated that the existing daycare plans to expand her space to an adjacent tenant space at Glengate Shopping Center. She plans to acquire another space a couple tenant spaces down. Chairman Russell made a motion to schedule a public hearing for a conditional use for a daycare on September 10, 2015 at 7:30 p.m. Seconded by Mr. Stovall. All ayes. Motion approved. (4-0-0)

Mr. Ivins made a motion to approve the minutes from the July 23, 2015 meeting. Seconded by Mr. Stovall. All ayes. Minutes approved. (4-0-0)

Mr. Stovall made a motion to adjourn. Seconded by Mr. Ivins. All ayes. (4-0-0) The meeting adjourned at 7:53 p.m.


Chairman Jason Russell

10/8/15
Date


Barbara Latini, Recording Secretary