



**PLAN COMMISSION
OCTOBER 11, 2021**

MINUTES

1. Call to Order

Chairman Buckley called the meeting to order at 5:30 PM.

2. Roll Call

Commission Members: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Jim McDonald, Eric Pangburn, Adam Wachowski

All members were present. Kristin Lee, Eric Pangburn and Adam Wachowski attended remotely.

Also Present: Jacob Ross, Logan Ross, Ryan Ross, Tara Ross, Jeff Sabel, Brandon Robinson, Councilmember Bonnie Shimulunas, City Planner Elizabeth Runge and Recording Secretary Vicky Berg. Ian Sleger attended remotely.

3. Action Items

- A. Review Site and Architectural Plans, All Energy Management Systems at the northeast corner of Woodland Drive and STH 310, submitted Bayland Buildings (applicant) and Ian Sleger, All Energy Management Systems (business owner)

Discussion included exterior materials and the front landscape buffer area. Metal walls and roof, black walls, trim and roof with charcoal gray wainscoting. Sod shall be installed in the front landscape buffer area.

Motion to: Recommend approval subject to the conditions identified in the staff memo noting the seven-foot front buffer area shall be maintained as sod

Result: Approved by Roll Call Vote

Mover: Kay Koach

Second: Rick Inman

Voting For: Gregory Buckley, Rick Inman, Kay Koach, Kristen Lee, James McDonald, Eric Pangburn, Adam Wachowski

Voting Against: None

- B. Review a Conditional Use Permit for Ross Auto & Transmission Service, LLC at 2005 Hawthorne Avenue, submitted by Jake Ross (tenant) and Ryan Ross, T.R. Storage, LLC (property owner)

A communication from Nathan Schultz was distributed to the Commissioners. Commissioners attending remotely received the communication by email.

Discussion included hours of operation, lighting and screening. Revise hours of operation to read 8AM - 5PM, Monday -Saturday. Screening is not addressed because the permit is specifically issued to the business owner not the property owner. No additional lighting is proposed related to the auto repair business.

Motion to: Recommend approval subject to the conditions listed on the draft permit noting the change in hours of operation and forward to Council for public hearing

Result: Approved by Roll Call Vote

Mover: Adam Wachowski

Second: James McDonald

Voting For: Gregory Buckley, Rick Inman, Kay Koach, Kristen Lee, James McDonald, Adam Wachowski

Voting Against: None

- C. Review Conditional Use Permit for Green Acres Landscaping, Inc. at 2005 Hawthorne Avenue, submitted by Ryan Ross, T.R. Storage, LLC (business and property owner)

Discussion included hours of operation, vehicle maintenance, lighting and screening. Revise hours of operation to allow employees to access the vehicles for lawn care or snow removal 24 hours per day, 365 days per year. Include a general prohibition for vehicle maintenance except for emergency repairs to get vehicles to a service garage. No additional lighting is proposed. Five trees have been planted along the west property line parallel to Hawthorne Avenue. No revisions to screening were recommended.

Motion to: Recommend approval subject to the conditions listed on the draft permit noting revisions related to hours of operations and emergency repairs to vehicles and forward to Council for public hearing

Result: Approved by Roll Call Vote

Mover: Kay Koach

Second: Adam Wachowski

Voting For: Gregory Buckley, Rick Inman, Kay Koach, Kristen Lee, James McDonald, Eric Pangburn, Adam Wachowski

Voting Against: None

- D. Review Conditional Use Permit to construct a self-storage building at 2005 Hawthorne Avenue, submitted by Ryan Ross, T.R. Storage, LLC (business and property owner)

Discussion included hours of operation, lighting and landscaping. The property owner regulates the accessibility to the self-storage units within their lease agreement, which requests the units not be accessed between 10:00 PM and 6:00 AM. The property owner has planted several trees to provide additional screening to the north. The building will have wall-pack lighting directed downward.

Motion to: Recommend approval the plans submitted subject to the conditions listed on the draft permit and forward to Council for public hearing

Result: Approved by Roll Call Vote

Mover: Adam Wachowski

Second: James McDonald

Voting For: Gregory Buckley, Rick Inman, Kay Koach, Kristen Lee, James McDonald, Eric Pangburn, Adam Wachowski

Voting Against: None

4. For Discussion

- A. Comprehensive Plan:
Discussion of Economic Development and Housing Recommendations

The Housing element was discussed. Economic Development will be discussed at a future meeting.

Chairman Buckley excused himself from the meeting at 7:50 PM and handed the gavel to Commissioner McDonald.

5. Adjournment

Motion to: Adjourn at 8:00 PM

Result: Approved by Voice Vote

Mover: Kay Koach

Second: Rick Inman

Voting For: Rick Inman, Kay Koach, Kristen Lee, James McDonald, Eric Pangburn, Adam Wachowski

Absent: Gregory Buckley

Voting Against: None

Vicky Berg, Recording Secretary