

PLANNING COMMISSION

August 11, 2011

The August 11, 2011 Planning Commission meeting was called to order at 7:00 p.m. in Council Chambers by Evie Hall-Case, Acting Chairman. Planning Commission members present were Sara Lou Brown, Evie Hall-Case, and Jordan Treadway. Scott Washburn and Nancy Johnson were absent.

Others present included: Kenneth McMillan, Zoning Inspector; Chanda Neely, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the July 14, 2011 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mr. McMillan presented site plans for the proposed O'Reilly Auto Parts store to be located along the south side of East Wyandot Avenue, east of the Drug Mart parking lot. Mr. McMillan indicated that the plans are compliant with the City's zoning regulations.

A motion was made by Mrs. Brown, seconded by Mrs. Treadway, to approve the site plans for O'Reilly Auto Parts as presented. Upon Roll Call, all members voted Yes. The Acting Chairman declared the motion carried.

Planning Commission members reviewed a request from Mr. Lee Stump, 329 West Johnson Street, for an 18' x 26' addition to his existing garage to be located 2' from the side property line and 14' from the rear property line. Mr. McMillan noted that the City's zoning regulations require a 5' setback from the side property line and a 25' setback from the rear property line therefore requiring a variance for approval.

A motion was made by Mrs. Brown, seconded by Mrs. Hall-Case, to have Mr. Stump apply for a variance with the Board of Zoning Appeals for his garage addition request. Upon Roll Call, all members voted Yes. The Acting Chairman declared the motion carried.

Planning Commission members also reviewed a request from O'Reilly Auto Parts for the installation of wall signage to be 120.5 square feet. Mr. McMillan indicated that the proposed front wall width for this building will be 80' and the zoning regulations state that wall signs cannot exceed one square foot for each foot of wall width, so the maximum allowable square footage for a wall sign would be 80 square feet therefore requiring a variance for approval.

A motion was made by Mrs. Brown, seconded by Mrs. Treadway, to have O'Reilly Auto Parts apply for a variance with the Board of Zoning Appeals for their proposed wall sign. Upon Roll Call, all members voted Yes. The Acting Chairman declared the motion carried.

Planning Commission members also reviewed a request from Mr. Michael Kuenzli, 100 River Street, for a 28' x 20' home addition to maintain a 10' setback from the front property line to the east. Mr. McMillan indicated that the City's zoning regulations require a 35' setback from the front property line therefore requiring a variance for approval.

A motion was made by Mrs. Treadway, seconded by Mrs. Brown, to have Mr. Kuenzli apply for a variance with the Board of Zoning Appeals for his home addition request. Upon Roll Call, all members voted Yes. The Acting Chairman declared the motion carried.

There being no further business, the Acting Chairman declared the meeting adjourned.

Sarah J. Bennett, Clerk

Evie Hall-Case, Acting Chairman

