

PLANNING COMMISSION

July 14, 2011

The July 14, 2011 Planning Commission meeting was called to order at 7:00 p.m. in Council Chambers by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Sara Lou Brown, Evie Hall-Case, Nancy Johnson, and Jordan Treadway.

Others present included: Kenneth McMillan, Zoning Inspector; Jeannie Owens, GPD Group; Cynthia Nolty, GPD Group; Chanda Neely, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the May 12, 2011 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Ms. Jeannie Owens, GPD Group, presented site plans and a photo of a stone arcade McDonald's building that will replace the existing McDonald's building located at 1650 East Wyandot Avenue. Ms. Owens indicated that the McDonald's company is rebuilding 14,000 existing McDonald's buildings throughout the country over the next five to ten years. This project is currently out for bid with the bids due on August 1, 2011 and demolition/construction slated to begin on August 16, 2011 and be completed in ninety (90) days. Ms. Owens stated that the local Jerry Lewis' McDonald's owner has been working with contractor Iron Wood Phoenix on rebuilding other restaurants in the chain with much success. The entrance driveway to the site will be located further to the north than the existing entrance, in effort to alleviate traffic and accident issues. The new building will be 5,150 square feet and will have the highway restroom facilities, being more water closets and sinks than the standard restroom facilities found in some McDonald restaurants. Mr. McMillan indicated that the plans are compliant with the City's zoning regulations.

It was noted that the new Heritage IGA located at 415 West Church Street has opened.

Mr. McMillan presented plans for an 85' x 60' addition, 5,100 square feet, to Uni-Grip, 9823 SH 53 N. The contractor is Clouse Construction and the addition will be at the rear of the existing facility and will be utilized for storage. McMillan indicated that the addition is in compliance with the City's zoning regulations.

Planning Commission members reviewed a request from Mr. Eugene Roszman, 443 Center Drive, for the placement of a 6' high privacy fence on his property to be located 2' from the south property line and one 6' panel to be located 2' from the east property line. Mr. McMillan indicated that the setbacks conflict with the zoning regulations, therefore requiring a variance.

A motion was made by Mrs. Johnson, seconded by Mrs. Brown, to have Mr. Roszman apply for a variance for his fence request. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

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

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Sarah J. Bennett, Clerk

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Scott Washburn, Chairman