

Mt. Pleasant Planning Commission
Minutes of Special Meeting
Tuesday, October 22, 2013

I. Chairman Smith called the meeting to order at 7:00 p.m.

Present: Brockman, Cotter, Hoenig, Holtgreive (Vice-Chair), Kostrzewa, Lents, Smith (Chair).

Absent: Dailey, Shellady.

Staff: Bean, Mrdeza, Murphy.

II. Approval of Agenda

Motion by Holtgreive, support by Kostrzewa, to approve the agenda as presented. Motion carried.

III. Special Use Permit & Site Plan Review:

A. SUP-13-10 & SPR-13-15 - 102 & 116 N. Mission.

Bean introduced the cases, noting that he would be presenting both the SUP and SPR together. Bean provided some background on the case, noting that the Zoning Board of Appeals held a public hearing in July at which time they granted variances to the applicant, allowing him to move forward to the Planning Commission. The Planning Commission held a public hearing for the Special Use Permit in August, at which time the case was postponed based on some changes that had been made to the site plan that was approved by the ZBA.

Bean noted the location of the site on the NE corner of Broadway and Mission. The site is zoned C-3 with a mixture of C-3 and R-3 to the North, R-3 to the east and C-3 to the south and west.

Bean reported that the request includes an expansion of the auto dealership currently operating on the site. The applicant is proposing the demolition of the building on the southwest corner of the site, expanding the display area and to add a 2,200 square foot addition to the existing building to be used for a vehicle service drop off area. In addition, the applicant will be upgrading the facade of the existing building.

Bean reviewed the variances that were granted by the ZBA in July, noting they were granted a front setback variance to reduce the existing 32' setback to 25'. In addition, a variance was granted to allow a reduction in the 10' greenbelt to allow the applicant to install a streetscape feature mirroring the feature on the opposite side of Mission, with the stipulation that the applicant install irrigation.

Bean shared the proposed site plan and elevation drawings, noting that with the variances granted by the ZBA, the site meets all height, bulk and density requirements of the Ordinance. In addition, the site provides the required parking spaces. Bean noted other improvements to the site include reducing the north drive on Mission to 30' and adding some stamped concrete to the area. The southernmost entry off Mission will be closed, and the middle existing drive on Mission will serve as the main entry to the new service area. Of the two existing curb cuts on Broadway, the west drive will also be closed. New lighting fixtures will be installed; however, Bean noted that the applicant will be required to provide a revised photometric plan showing compliance with the City's standards. Bean further noted the applicant will be moving the pole sign to the south part of the property and will provide masonry screening for the dumpster.

Bean referred to comments provided by the Department of Public Works and Department of Public Safety, noting that the Fire Department has indicated they would like to see a revised site plan showing the location of the fire hydrants near the site and truck access prior to the issuance of a building permit.

Chairman Smith asked about the previous approvals on the site, and whether the Commission would need to take any action on them. Bean indicated that those approvals are already in place and run with the property so no action is required.

Mrdeza reported that the north driveway that is being reduced to 30' will be a roll-over curb design, which will work better for the applicant and will allow large transport vehicles to roll over the curb if necessary. Mrdeza noted that the applicant has received concessions from the DDA for the drive reduction and treatment; for the decorative wall and landscaping and also for the closure of the driveways. The DDA was in favor of the amenities proposed by the applicant.

Commissioner Lents asked if the fence along the east side of the property had already been discussed at the previous meeting. Bean noted that there is a fence in place from the north end of the property along the east property line up to the dumpster location. He further noted that there is a house on the southeast corner of the block. Commissioner Kostrzewa asked if there was any buffer between the dealership and the home. It was noted that there are some trees/shrubs there.

Commissioner Holtgreive asked for clarification on the zoning to the east. Bean noted that the zoning to the east is a mixture of C-3 and R-3. The home on the corner is actually zoned C-3, but is a residential use. To the east of that home the zoning is all R-3.

Commissioner Lents asked who would maintain the existing shrubbery.

Jim Messick, owner of Graff Buick GMC Cadillac, addressed the Board, and responded to Commissioner Lent's question, noting that Graff would maintain the shrubbery.

Mr. Messick thanked the Commission for granting a special meeting, explaining that the sellers of the Sweet Onion property had moved up the timetable for selling the property. Mr. Messick reported that he had met with Lieutenant Beltinck from the Fire Department and measured the distance to the fire hydrants, noting that the distance fell well within the minimum requirement. In addition, they mapped out the area for the trucks.

Mr. Messick noted that they will maintain the existing shrubbery; however, are not planning on putting in additional fencing at this time, as they would like to pursue the purchase of the residential home located in the C-3 zoning district at a future date.

Commissioner Brockman asked if the lighting would be an issue for them. Mr. Messick indicated that it would not; however, they still need to put that out for bid and will provide the photometrics showing compliance with city standards.

Chairman Smith, noting there were no further questions for the applicant, asked for discussion or a motion on the case, noting that they would deal with the Special Use Permit first.

Motion by Holtgreive, support by Kostrzewa that the Planning Commission approve the request for SUP-13-10 from Graff Buick GMC Cadillac for the properties located at 102 and 116 N. Mission to allow expansion of the dealership display area and the construction of a 2,200 square foot building addition to the existing building and site improvements with the following conditions:

1. The applicant shall comply with all site plan review requirements.
2. The applicant shall comply with the Zoning Board of Appeals requirements that pertain to the two variances that were granted on July 24, 2013, for case ZBA-08-2013.
3. The applicant shall comply with Section 154.126 of the Zoning Ordinance (US-127 BR/M-20 Access Management Overlay Zone).

Motion approved.

Bean commented that it may be beneficial on future projects for staff from the various departments to meet with the applicant to assure everything they need is included on the site plan prior to the meetings. It was also suggested that a meeting take place prior to submission of a building permit to assure all the requirements listed in the conditions for approval have been addressed.

Commissioner Holtgreive expressed concern with the lack of a fence for the residential property at the southeast corner. Chairman Smith noted that although the use is residential, the property is zoned Commercial and we therefore cannot require a fence.

Commissioner Cotter asked the applicant if there was any type of agreement for them to purchase that property. Mr. Messick responded that this had not been addressed yet, it was being considered for future expansion.

Motion by Kostrzewa, support by Brockman that the Planning Commission approve SPR-13-15 to allow expansion of the dealership display area and the construction of a 2,200 square foot building addition to the existing building and site improvements to the automobile dealership located at 102 and 116 N. Mission based on the site plan drawings prepared by H2A Architects and the elevation illustrations submitted with the same with the following conditions:

1. A revised site plan which notes the applicant will be responsible for replacing the existing irrigation when driveways are removed.
2. Submit specifications and revised photometrics for the lighting fixtures to demonstrate compliance with the requirements of Section 96.13 of the City Code.
3. The applicant shall comply with the requirements of the Division of Public Safety (DPS) and the Division of Public Works (DPW).

Motion approved.

IV. Public Comments:

Chairman Smith opened the floor for comments. There being no one who wished to address the Board, the Public Comments portion of the meeting was closed.

V. Other Business:

None.

VI. Adjournment:

Motion by Kostrzewa, support by Cotter to adjourn.

Motion approved.

Meeting adjourned at 7:30 p.m.

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