



MEETING MINUTES

Planning Commission

Tuesday, July 20, 2020 – Virtual Special Meeting

The meeting was called to order at 1:30 p.m.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Chair Julie Oyster, Mr. Larry Titus, Mr. Mike Linder and Mr. Jim Rauck. Dr. John Dubos was absent. Other staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Stephen Smith, Frost Brown Todd; Dash Logan, Development Intern; Mary Havener, Development Assistant; Todd Hurley, Information Systems Director; Tammy Green, JTFD; and Laura Scott, Planning and Zoning Coordinator.

ITEM #1 – Silco Fire & Security – Development Plan Amendment

PID #202004290022

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan amendment for Silco Fire & Security located on Southwest Boulevard at the entrance to the Southpark Industrial Park.

The business has outgrown its current building on an adjacent property to the east of the proposed site and is requesting to construct a new facility that will be split into warehouse and office space similar to the current facility. This application acts as an amendment to CR-34-19 which proposed an addition to their existing facility onto the property to the west, the proposed site of the new stand-alone facility shown on the current application.

The development plan amendment is tentatively on the agenda for the August 3 City Council meeting. The applicant has also indicated that they are planning on having two variances for the south and west setbacks be heard at the August 24 Board of Zoning Appeals meeting. The previous development plans from 2019 received approval of a variance for a reduced setback to the south property line; however, that variance expired after a year, due to a condition of approval from the BZA, requiring a new variance request.

The development is proposed to occur in two separate phases. Phase 1 is proposed to include a 27,500-square-foot building, and Phase 2 is proposed to include a 15,000-square-foot building addition for a total building size of 42,500 square feet, as well as some reconfiguration of the parking lot and some of the truck

bays from the south side to the east side of the property. The applicant has indicated that there is no set time for the Phase 2 expansion and reconfiguration of the site, but it will be added based on the needs of the business.

The proposed 15,000 square foot Phase 2 expansion will be setback 55 feet from the southern property line, and 100 feet is required per Code. Additionally, the expansion will be located 23.53 feet from the west property line and a 50-foot minimum is required. Staff is supportive of the newly proposed variances as the applicant is proposing extensive landscaping along both property lines (including mounding with a staggered row of evergreen trees along the southern line), screening much of the building from view, and the property to the west contains Jackson Township's maintenance buildings and salt barn. Additionally, other features of this property that will help to screen the building are to be preserved including the existing tree stand in the northeast corner which contains an entry sign into the Southpark Industrial Park.

Two landscaping plans were provided, one for Phase 1 and one for Phase 2. There are some minor differences between the plans, but for the most part landscaping between the two phases is to remain the same. Concerns were raised during the Development Plan Amendment in 2019 from the adjacent apartment community to the south regarding drainage and lighting. They had requested at the May 20, 2019, City Council meeting that mounding and landscaping be provided along the entire south property line to help with these concerns. To address these issues, the plan shows a four-foot mound along the entire southern property line that will be landscaped with a staggered row of evergreen trees along with the grading and a combination of deciduous trees and shrubs to the south of the mounding along the property line. Staff is supportive of the proposed landscaping as it will screen the site from the adjacent residential area, including screening the building and potential headlight glare.

The landscape plan for Phase 2 indicates that the mounding on the north side closest to the building will be "cut-in" to accommodate the building expansion, with the mound grading down into the rear wall sitting against the wall, and the floor elevation of the building being the same as the bottom of the mound. The mounding is proposed to remain the same on the south side (nearest the adjacent residential property) and changes to the mound will not be able to be seen from that side. No alterations to the proposed landscaping will occur with the addition of the building expansion for Phase 2.

The building in both phases will be one-story with a maximum height of 25 feet. The Phase 1 building is proposed to contain 14,625 square feet for warehousing and 12,874 square feet for office space. The Phase 2 expansion will also be used for warehousing and office space, but the square footage breakdown for that portion has yet to be determined. The façade is proposed to be finished primarily in light gray concrete panels on the majority of the building and beige concrete panels stamped into a stone design around the entrance and windows. Glass doors and large windows will be located along the front/north side and on portions of each of the sides. A continuous metal canopy is proposed above the doors and windows as well and will be blue and orange matching the colors on the Silco logo. Four dock doors are proposed, with two on the east side of the building and two on the rear/south side for Phase 1 and will be relocated to the east side in Phase 2. Staff is supportive of the building's design as it is similar to colors and materials utilized on other buildings in the South Park Industrial Park.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan amendment with the one

deviation regarding parking space size and the one stipulation that variances be obtained from the BZA for setbacks.

Mr. Dave Fraser, Silco Fire & Security, was present to answer any questions. There being no questions or discussion, Mr. Linder moved to recommend approval of the Development Plan Amendment to City Council with the one deviation and one stipulation as noted on the Staff Report:

1. A deviation shall be granted from the minimum parking space size to permit 162 square foot (9' by 18') spaces on the site.
2. Variances shall be obtained through the Board of Zoning Appeals from Table 1135.12-II for the building setbacks from the south and west property lines.

Mr. Titus seconded the motion, and it was approved 4-0.

Having no additional items, Chair Oyster adjourned the meeting at 1:40 p.m.

A handwritten signature in blue ink, appearing to read "Mary Havener", written over a horizontal line.

Mary Havener, Secretary

A handwritten signature in blue ink, appearing to read "Julie Oyster", written over a horizontal line.

Julie Oyster, Chair