



MEETING MINUTES

Planning Commission

Tuesday, January 7, 2020

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, Vice-Chair Mike Linder, Mr. Larry Titus, Dr. John Dubos and Mr. Jim Rauck. Others present: Mayor Ike Stage; Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jimmy Hoppel, Development Planner; Jennifer Readler, Frost Brown Todd; William Vedra, Safety Director; Mike Boso, Chief Building Official; Tami Kelly, Clerk of Council; Laura Scott, Planning and Zoning Coordinator; Tammy Green, JTFD; and Mary Havener, Development Assistant.

Organizational Items:

Mr. Larry Titus, whose term expired on December 31, 2019, was sworn in by Mayor Stage for his second term, set to expire December 31, 2023.

Chair Oyster noted a quorum was present and asked for approval of the December 3, 2019, Planning Commission minutes. Dr. Dubos moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 4-0, with Chair Oyster abstaining.

Chair Oyster asked for approval of the December 18, 2019, Special Planning Commission meeting. Vice-Chair Linder moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 4-0, with Dr. Dubos abstaining.

ITEM #1 – Gibby's Auto Exchange – Special Use Permit

PID #201909090051

Mr. Hoppel presented the Development Department's findings. He stated that the applicant is requesting approval of a special use permit allowing automobile sales. The site is located at 3420 Mill Street, approximately 425 feet northwest of the intersection of Broadway and Columbus Street.

The special use permit is being heard by Planning Commission, which is the recommending body to City Council. City Council is slated to hear the case over two hearings; first on January 21st and again on February 3rd.

The site is comprised of four parcels and is currently zoned IND-1, which would permit automotive sales with the approval of a special use permit. Gibby's Auto Exchange has been operating out of the space for approximately nine years, according to the business owner, without a special use permit, and is now seeking approval to be in compliance.

Gibby's Auto Exchange operates as a wholesale dealer of cars, which operates on-site primarily by appointment, with set hours from 9 a.m. to 2 p.m. on Saturday and closed on Sunday. One full-time employee and one part-time vehicle detailer will be employed. Gibby's is proposing no need for outdoor storage, as they currently perform all of their work indoors.

Mr. Hoppel demonstrated the location of Gibby's office, parking area and garage bays.

He stated that the other portions of the building are automotive services that are compatible with the use being proposed by Gibby's Auto Exchange.

As seen in the Thoroughfare Plan that was approved in 2019, the City plans to extend Columbus Street west of Broadway, up to the Beulah Park development. The site for Gibby's Auto Exchange is shown as having the future extension bypassing it, but immediately adjacent. A future plaza and other related development surrounding the Columbus Street extension may cause potential conflict with the Gibby's site. As the area exists today; however, Staff sees no conflict.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the special use permit with one stipulation as noted in the Staff Report.

Mr. Rick Gibson, owner, was present to speak to the item and answer any questions. There being none, Vice-Chair Linder moved to recommend approval of the Special Use Permit to City Council with the one stipulation as noted in the Staff Report:

1. Outdoor storage of vehicles, vehicular parts, related supplies, tools and materials shall be prohibited.

Dr. Dubos seconded the motion and it was approved by a vote of 5-0.

Item #2 – Courtyards at Beulah Park - Plat

PID #201912050063

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a plat for Subarea F of Beulah Park for The Courtyards at Beulah Park development.

Subarea F is part of the overall Phase 1 portion of Beulah Park and is located in the eastern portion of Beulah Park, adjacent to Subarea H, The Beulah Park Apartments and Subarea C, the estate lots.

The development plan for The Courtyards at Beulah Park was approved in August 2018, and the final engineering plans were finished being finalized in December 2019. The plat is the final step to officially splitting off lots, reserves and roadways for a subdivision and if approved, the lots can begin to be sold for development.

The approved development plan contained 106 total condominiums with 78 detached and 26 attached/two-family units. During the construction plan review, the proposed attached/two-family units were replaced with

detached units, bringing the total number of units down to 103. Staff was supportive of the revision for the 103 units as the total number of units was within that permitted within the zoning text for Beulah Park and no new unit types were introduced with the revision. The proposed plat will create individual lots for each detached condominium unit and reflects the lot and private road configuration on the approved site construction plans.

The proposed plat will also create four reserves for a total of 3.753 acres of the site with no public right-of-way dedicated. Each reserve will be owned and maintained by Homeowners Association (HOA) for owners of lots within the Courtyards at Beulah Park. Reserve A (0.664 acres) is proposed in the center of the site to be used as an open space. Reserve B (0.134 acres) located in the northernmost portion of the site will also be used as an open space. Reserve C (2.357 acres) will encompass private roadways within the subarea, Furlong Drive, Quarter Pole Lane and Backstretch Way, owned and maintained by the HOA. The 20-foot sanitary easements, generally within the footprint of Reserve C, will be dedicated to the City for the installation of the public sanitary line throughout the site. Subarea C also includes the access drive for lots 26 and 27. The clubhouse will be within Reserve D (0.598 acres) located in the south-central part of the site near the main entrance to the subarea.

Therefore, after review and consideration, the Development Department recommends Planning Commission recommend approval to City Council for the plat as submitted.

Mr. Joel Rhoades, Epcon Communities, was present to speak to the item and answer any questions. There being none, Mr. Titus moved to recommend approval of the Plat to City Council as submitted. Mr. Rauck seconded the motion and it was approved by a vote of 5-0.

Having no additional items, Chair Oyster adjourned the meeting at 1:42 p.m.



Mary Havener, Secretary



Julie Oyster, Chair