

A regular meeting of the Planning Commission was held at City Hall, 200 S. Main Street, on Monday, December 1, 2014, at 7:00 p.m.

Chairman Vanek called the meeting to order. Present were Chairman Vanek and Commissioners Wegner, DeGrow, Malewski, Kapff and Letarte. Commissioner Herrera and Skinner were absent.

Also in attendance at the meeting was City Manager Jon Stoppels.

Commissioner Malewski moved the Planning Commission approve the Agenda as printed; seconded by Commissioner Letarte, passed unanimously.

Commissioner Kapff moved that the November 3, 2014, Minutes be approved as printed; seconded by Commissioner Malewski, passed unanimously.

There were no public comments.

City Manager Stoppels reviewed with Council the Advance Auto Site Plan. City Manager Stoppels stated that the plan is deficient and will need to be modified prior to consideration for approval.

City Manager introduced Patrick Sloan, from McKenna Associates, who reviewed with the Commission his findings on the proposed Site Plan and the issues with the proposed Plan that would need to be addressed and modified. The Commission thanked Mr. Sloan for the review.

Commissioner Letarte asked about the increased traffic on the side street and if they could limit the right and left turn lanes.

Commissioner Wegner asked about the change in the building positioning from a previous plan.

Jason Brown, the developer for Advanced Auto, stated that the location was changed when the additional lot was purchased and was willing to offer traffic studies for Advance Auto customers.

Chairman Vanek stated that he was also concerned about the traffic backup potential, especially when Admiral Gas drops their pricing.

Commissioner Wegner asked if a pitched roof could be included to match the neighborhood and surrounding businesses.

Chairman Vanek stated that they would need to see a South elevation drawing and he was also concerned on the need for windows on the side streets. Chairman Vanek stated that he also had concerns regarding the lighting of the facility. Commissioner Malewski asked why split faced block was not allowed.

Commissioner Letarte moved that the Approval of the Site Plan be tabled until further review and questions could be answered; seconded by Commissioner Malewski, passed unanimously.

There were no reports by the Zoning Board.

The meeting was adjourned at 8:00 p.m.