

# PLAN COMMISSION MINUTES

Wednesday, August 10, 2016

**Present:** Cindy Wermuth (Chairman), Bill Fitzsimmons (Vice Chairman), Brandy Howe, Jeff Nelson, Dan McConaghy, Butch Trevor

**Absent:** Mike Crotty, Dennis Kelly, Pete McDermott, Matt Puck, John Wetzel

**Staff:** Shawn Christ, Anamaria Vera

**Others:** Greg Schaapueld, Stacey Brockett, Patrick Patrello, Ethan Tabakin

## 1. Call to Order

Chairman Wermuth called the meeting to order at 4:00pm.

## 2. Reading and approval of Minutes – June 22, 2016

**Motion made by Commissioner Fitzsimmons; seconded by Commissioner McConaghy, to approve the minutes for June 22, 2016. Motion carried unanimously.**

## 3. Public hearing. PC 16-02 – Public hearing and request from Patrick Patrello of Garfield School Senior Residences, LLC for a special use permit for a group development and large institutional residential land use at the former Garfield School at 1518 25<sup>th</sup> Avenue (Shawn Christ, Land Development Manager)

Shawn Christ, Land Development Manager began the public hearing by swearing in those persons present who wished to provide testimony. Mr. Christ noted that PC 16-02 is to consider a request from Patrick Patrello of Garfield School Senior Residences, LLC for a special use permit for a group development and large institutional residential land use at the former Garfield School at 1518 25<sup>th</sup> Avenue. Mr. Christ stated the public notice for PC 16-02 was published in the Dispatch on July 21, 2016 and requested the Secretary enter the Memo with all attachments into the record.

Mr. Christ stated the application is for a two part special use permit for a group development and large institutional residential land use at the former Garfield School currently zoned R-2. Mr. Christ went over the site plan, landscaping plan and elevations submitted by the applicant noting a 3-story addition will be added to the current structure. Mr. Christ also noted that the structures will complement each other not duplicate or imitate one another.

Staff recommends approval.

Commissioner McConaghy asked whether the cafeteria within the former Garfield School will be reused. Mr. Christ noted the plan indicated the cafeteria would be used for seating/dining. Commissioner Trevor inquired whether the adjacent street will remain a one-way. Mr. Christ confirmed the street will remain a one-way. Commissioner Nelson inquired as to whether the sidewalks would be repaired in addition to the alley expansion. Mr. Christ stated he did not notice any changes to the sidewalks. Commissioner McConaghy asked if there were any complaints by the locals, noting the alley is currently used by various neighbors and businesses. Mr. Christ stated no complaints were received. Various discussions took place with regard to the lighting, radius of the turn-about, and the overall presence of the development within the neighborhood. Patrick Patrello, of Gorman & Company clarified the turn-about

radius will only accommodate passenger drop-off and also noted any trip hazards throughout the sidewalks will be repaired.

**Motion made by Commissioner Nelson; seconded by Commissioner Trevor, to approve a special use permit for a group development and large institutional residential land use at the former Garfield School at 1518 25<sup>th</sup> Avenue. Motion carried unanimously.**

**4. Review of upcoming meetings**

Mr. Christ stated the next meeting is August 24 to consider a variance to the landscaping requirements for Verizon Wireless that will be located in an out lot of SouthPark Mall.

**5. Public Comment**

No public comment.

**6. Adjournment**

There being no further business, the meeting adjourned at 4:22 p.m.

Respectfully submitted,

Anamaria M. Vera, Administrative Secretary