

PLAN COMMISSION MINUTES

Wednesday, August 24, 2016

Present: Cindy Wermuth (Chairman), Bill Fitzsimmons (Vice Chairman), Brandy Howe, John Wetzel, Dan McConaghy, Butch Trevor, Pete McDermott

Absent: Mike Crotty, Dennis Kelly, Jeff Nelson, Matt Puck

Staff: Shawn Christ, Anamaria Vera

Others: Sharon Dickson

1. Call to Order

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

2. Reading and approval of Minutes – August 10, 2016

Motion made by Commissioner Trevor; seconded by Commissioner McConaghy, to approve the minutes for August 10, 2016. Motion carried unanimously.

3. Public hearing. PC 16-03 – Request from Sharon Dickson of Dickson Design Studio for a variance to the Landscaping and Bufferyard standards at Sec. 35-5203-5204 to allow for reduced quantities of plant material and a mix of varied species on property located at 4410 16th Street (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 16-03 is to consider a request from Sharon Dickson of Dickson Design Studio for a variance to the Landscaping and Bufferyard standards at Sec. 35-5203-5204 to allow for reduced quantities of plant material and a mix of varied species on property located at 4410 16th Street. Mr. Christ stated the public notice for PC 16-03 was published in the Dispatch on August 9, 2016 and requested the Secretary enter the Memo with all attachments into the record.

Mr. Christ stated Verizon Wireless is planning to move into the old IHOP building outside of South Park Mall. Verizon plans to renovate the interior and exterior of the building. Mr. Christ noted there are not many changes to the layout other than minor sidewalk changes. Mr. Christ further noted some landscaping will remain and additional plants will be added. The 8 criteria that must be met in order to meet the landscaping requirements were explained and discussed. Mr. Christ noted he had spoke to the property manager who was not aware the applicant believed trees could not be planted on the northwest corner of the lot. Mr. Christ also noted the applicant had failed to submit evidence to show that meeting the landscaping requirements to include four large trees would impact sales or create hardship.

Staff recommends denial.

Commissioner Wetzel stated he believed adding trees to the lot frontage would lead to problems of leaf collection. Mr. Christ stated he did not have concerns with adding additional trees to the lot frontage.

Sharon Dickson, Landscape Architect with Dickson Design stated that she is the landscape architect for Verizon Wireless' Midwest region. Ms. Dickson indicated she had conducted a site analysis to determine the positive and negative aspects of the site with regard to landscaping and meeting the landscaping requirements. Ms. Dickson stated visibility is key since most consumers are drive-bys. Ms. Dickson gave a brief presentation of past examples to include challenges in meeting landscaping requirements at different locations and how those obstacles were overcome. Ms. Dickson stated that at this particular location taking visibility into consideration, their proposal is to incorporate a varied species while reducing the requirement of deciduous trees.

Commissioners discussed their concerns and well as various locations within the site that may be suitable for incorporating the required trees to meet the requirements. Ms. Dickson stated that she was unable to confirm whether or not Verizon would approve additional costs based on the suggestions of the Commissioners to add the desired number of trees.

Motion made by Commissioner Wetzel; seconded by Commissioner Howe, to approve a variance to the Landscaping and Bufferyard standards at Sec. 35-5203-5204 to allow for reduced quantities of plant material and a mix of varied species on property located at 4410 16th Street with the condition that the shrubs are moved to the west side of 16th Street along the building. Motion carried 4-2. Motion denied.

Motion made by Commissioner Fitzsimmons; seconded by Commissioner McConaghy, to approve a variance to the Landscaping and Bufferyard standards at Sec. 35-5203-5204 to allow for reduced quantities of plant material and a mix of varied species on property located at 4410 16th Street as presented with the contingency that two additional deciduous trees be planted somewhere within the leased area and tenant work with staff on the issue of planting off-site, if possible; in addition to moving the shrubs to the west side of 16th Street along the building. Motion carried 2-4. Motion passed.

4. Review of upcoming meetings

Mr. Christ stated there is no business for the next upcoming meeting. Brief discussion took place regarding Dolan Commons and sites around Menards.

5. Public Comment

No public comment.

6. Adjournment

There being no further business, the meeting adjourned at 5:43 p.m.

Respectfully submitted,

Anamaria M. Vera, Administrative Secretary