

Douglas S. Wright, Jr., chair, called the meeting to order at 4:02 p.m., on Wednesday, July 14, 2021, in the Council Chamber, Second Floor, City Hall. Also present were commission members J. Wheeler, R. Thomas and S. McIntire. The following staff members were present: K. Maher, Planning Director; S. Bockmiller, Development Planner/Zoning Administrator; and M. Flick, Planner.

REGULAR MEETING

Roll Call

Mr. Stone and Ms. Davis were absent.

Approval of Minutes: There were no minutes ready for approval.

Development Review

Sketch Plan for Stormwater Management – Higgins Property – East Side of Kuhn Avenue (4,000 sq.ft. warehouse) – The applicant was not present so the case was pushed back on the agenda.

Site Plan for Pump Island/Canopy Rebuild – Board of Education Transportation Center – Commonwealth Avenue – ZS-2021-07

Brad Otto, representing the Washington County Public Schools, and Claire Husselbee of EA Engineering, Science, Technology, Inc., represented the applicant on Zoom. Steve Bockmiller presented the staff report which is in the meeting file.

The project will reconstruct the fueling area for the Board of Education's buses at the transportation facility on Commonwealth Avenue. The existing facility will be rebuilt and reconfigured and a canopy will be constructed over the area. A discussion followed about a small structure shown on the plan. Ms. Husselbee indicated it was a proposed new diesel storage tank on existing gravel. Mr. Otto explained that removal of underground storage tanks was a major goal of the project. The new aboveground tanks are in a new location as shown on page 3 of the plan.

Ms. McIntire asked about the City Engineer's suggestion that more trees be added or imperious area removed to help with stormwater quality. Mr. Otto indicated he had not seen the City Engineer's letter and there were no plans for that at this time.

MOTION: McIntire/Wheeler - Motion to approve the site plan. Motion passed unanimously.

**Sketch Plan for Stormwater Management – Higgins Property – East Side of Kuhn Avenue
(4,000 sq.ft. warehouse)**

Clint Rock, Fox & Associates, represented the applicant on Zoom. Steve Bockmiller presented the staff report which is in the meeting file. The sketch plan is for stormwater management for a proposed 4,000 square foot warehouse, driveway, and small parking lot. The tract will be accessed via a driveway in the quit-claimed Third Street right-of-way area.

A discussion followed on whether the Commission was aware of the planned development when they reviewed the quit claim request. Staff's recollection is that the plan to develop the industrially zoned property was shared at that time. Mr. Rock indicated the high point of the site is in the southeast corner and so stormwater management will be located in the north end plus a small infiltration area will be located along the driveway near Kuhn Avenue. Steve Bockmiller indicated the site is appropriately zoned for this use and he does not see any issues that would require a request for a waiver to development standards.

MOTION: McIntire/Thomas – Motion to approve the sketch plan. Motion passed unanimously.

**Site Plan Renewal – City Chapel – Corner of E. Washington Street and S. Cannon Avenue
– SA-2019-03**

Pastor Zachary Camp represented the case via Zoom. Steve Bockmiller presented the staff report which is in the meeting file. The request is for another extension to the site plan approval for this temporary use. A discussion followed on whether there is a maximum time that can be provided for a temporary site plan. The Commission decided that six months was appropriate.

MOTION: Wheeler/McIntire – motion to approve the temporary site plan for another six months beyond the current expiration date of August 12, 2021. Motion passed unanimously.

Planning Commission Business

**Small-Scale Breweries Text Amendment – Recommendation to Mayor and City Council,
Case No. ZT-2021-02**

Megan Flick presented her staff report which is in the meeting file, and reported that no public testimony was received at the hearing or came in following the hearing. A recommendation is needed from the Commission to the Mayor and City Council on the proposed text amendment.

MOTION: Thomas/Wheeler – Motion to recommend the proposed text amendments to the Mayor and City Council. The motion passed 3-0, with S. McIntire abstaining.

Board of Zoning Appeals Agenda – July Hearing

Steve Bockmiller explained that the variance requested at 852 Snyder Avenue is to allow a six foot tall privacy fence in the front yard of Snyder Avenue and the secondary front yard of Noland Drive to shield the existing pool and keep people from trespassing in the pool. Because of the closeness of the fence to the intersection, the Board of Traffic & Parking has been invited to comment. The Commission decided not to comment on the variance request.

Other Business

Mr. Wright expressed concerns about poor sound quality of Zoom and as a result the inability to have good dialogue with zooming project engineers. Ms. McIntire said it might help if the zooming reps had their videos on. Kathy Maher offered that it is within the Commission's purview to require someone to be present in person at the meeting to represent the case, as was the requirement before zooming was offered. The Commission's By-Laws will be reviewed to see how the language affects this issue.

Ms. McIntire offered condolences to the family of Colin Ploscaru, our Commission member who unexpectedly passed recently. Kathy Maher put condolences in the Rest Haven Funeral Home condolence book on behalf of the department. D. Wright put condolences in the Rest Haven Funeral Home condolence book on behalf of the Commission.

ADJOURNMENT – 4:45 p.m.

7/28/2021

Date



Kathleen A. Maher, Director