

**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**April 7, 2015**

**CALL TO ORDER:** The April 7, 2015 Planning Commission meeting was called to order by Chairman Robinette at 7:00 p.m.

**PRESENT:** Chairman Robinette, Commissioners Snyder, Brummette, Russo, Rosier, Johnson and Councilmember Conway.

**ABSENT:** Commissioner Bahmer.

**ALSO PRESENT:** Community Development Director Myrkle and City Clerk Terpstra.

**APPROVAL OF MINUTES OF MARCH 3, 2015:** Motion by Commissioner Snyder, second by Rosier to approve the Planning Commission minutes of March 3, 2015, as presented. Carried. 6 Yes. 0 No.

**APPROVAL OF AGENDA:** Motion by Commissioner Brummette, second by Johnson, to approve the agenda as presented. 6 Yes. 0 No.

**EARLY PUBLIC COMMENT:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS**

**A. PUBLIC HEARING ON SITE PLAN – 1780 LANSING RD. - CHARLANES:**

**Public Hearing Opened at: 7:05 P.M.**

David Jackson, owner of CharLanes, 1780 Lansing Rd., was present to answer questions regarding the site plan for 1780 Lansing Rd. The site plan is needed in order to obtain the Temporary Use Permit for Phantom Fireworks on the property.

Community Development Director Myrkle explained the process for site plan approval.

**Public Hearing Closed at: 7:09 P.M.**

**B. ACTION ON SITE PLAN – 1780 LANSING RD. - CHARLANES:**

Discussion was held on the conditions to be met for site plan approval.

**Motion by Commissioner Robinette, second by Snyder to approve the Site Plan for 1780 Lansing Rd. – CharLanes as presented. Carried. 6 Yes. 0 No.**

**C. PUBLIC HEARING –TEMPORARY USE PERMIT - 1780 LANSING RD. –CHARLANES –(PHANTOM FIREWORKS):**

**Public Hearing Opened at: 7:12 P.M.**

A representative with Phantom Fireworks explained that the fireworks tent would be set up from June 25 – July 5 to sell legalized fireworks. Their company meets all state and federal regulations for the sale of fireworks.

**Public Hearing Closed at: 7:14 P.M.**

**D. ACTION ON TEMPORARY USE PERMIT-1780 LANSING RD. -CHARLANES -(PHANTOM FIREWORKS):**

Discussion was held on placement and signage for tent sales.

Motion by Commissioner Snyder, second by Russo to approve the Temporary Use Permit for CharLanes – 1780 Lansing Rd. (Phantom Fireworks) to allow the sale of fireworks from June 25 – July 5, 2015 as presented. Carried. 6 Yes. 0 No.

**E. PUBLIC HEARING ON TEMPORARY USE PERMIT -MEIJER – 1167 E. CLINTON TRAIL -(TNT FIREWORKS):**

Public Hearing Opened at: 7:17 P.M.

Chuck Friese, representing TNT Fireworks, was present to answer questions regarding the sale of fireworks at Meijer, 1167 E. Clinton Trail from June 24<sup>th</sup> – July 5<sup>th</sup>.

Caleb Phelps, representing New Hope Church at 436 W. Harris was also present to explain what proceeds, from the sale of the fireworks, are used for.

Public Hearing Closed at: 7:20 P.M.

**F. ACTION ON TEMPORARY USE PERMIT -MEIJER-1167 E. CLINTON TRAIL (TNT FIREWORKS):**

Motion by Commissioner Johnson, second by Snyder to approve the Temporary Use Permit for Meijer – 1167 E. Clinton Trail (TNT Fireworks) to allow the sale of

fireworks from June 24 – July 5, 2015 as presented. Carried. 6 Yes. 0 No.

**G. PUBLIC HEARING ON TEMPORARY USE PERMIT – WALMART-1680 PACKARD HWY. (TNT FIREWORKS):**

Public Hearing Opened at: 7:21 P.M.

Chuck Friese, representing TNT Fireworks, was present to answer questions regarding the sale of fireworks at Walmart, 1680 Packard Hwy. from June 24<sup>th</sup> – July 5<sup>th</sup>.

Zachary Story, 105 ½ S. Cochran, Ste. B, asked that they place the fireworks tent in a location that would not inhibit the traffic flow.

Public Hearing Closed at: 7:24 P.M.

**H. ACTION ON TEMPORARY USE PERMIT- WALMART-1680 PACKARD HWY. (TNT FIREWORKS):**

Discussion was held among commissioners regarding the placement of the tent in the parking lot.

Motion by Commissioner Russo, second by Rosier to approve the Temporary Use Permit for Walmart – 1680 Packard Hwy. (TNT Fireworks) to allow the sale of fireworks from June 24 – July 5, 2015 as presented. Carried. 6 Yes. 0 No.

**I. PUBLIC HEARING ON TEXT AMENDMENT 82-4 LOT COVERAGE DEFINITION:**

**Public Hearing Opened at: 7:36 P.M.**

Bryan Myrkle stated that Larry Sanders, 320 Johnson St., Charlotte, had called to say that he is in favor of the approval of Text Amendment 82-4 Lot Coverage Definition.

**Public Hearing Closed at: 7:38 P.M.**

**J. ACTION ON TEXT AMENDMENT 82-4 –LOT COVERAGE DEFINITION:**

Chairman Robinette clarified that the only change to the Text Amendment 82-4 was the definition of Lot Coverage. All other language remains the same.

Discussion was held on the actual definition of a patio and how that relates to lot coverage.

**Motion by Commissioner Rosier, second by Russo to recommend Text Amendment 82-4 – Lot Coverage Definition to City Council for second reading and adoption on April 13, 2015. Carried. 6 Yes. 0 No.**

**K. PUBLIC HEARING ON CLASS A NON-CONFORMING USE – KIWANIS MANOR – 430 S. COCHRAN:**

**Public Hearing Opened at: 7:45 P.M.**

Eric Crandall, representing Kiwanis Manor explained why they would like to obtain a Class A Non-Conforming Use for Kiwanis Manor, 430 S. Cochran.

Bryan Myrkle, stated that a letter received had been received from Brian and Sandy Osborn, 414 S. Cochran. They expressed

their concern for a privacy fence in the event that new buildings are built on the property.

**Public Hearing Closed at: 7:50 P.M.**

**L. ACTION ON CLASS A NON-CONFORMING USE – KIWANIS MANOR – 430 S. COCHRAN:**

Discussion was held among commissioners as to the considerations to be met for Class A Non-Conforming Use status.

**Motion by Commissioner Snyder, second by Rosier to approve the Class A Non-Conforming Use for Kiwanis Manor, 430 S. Cochran as presented. Carried. 6 Yes. 0 No.**

**M. PUBLIC HEARING ON SITE PLAN – HOPE LANDING – 1252 N. COCHRAN:**

**Public Hearing Opened at: 8:04 P.M.**

Mr. Gillespie with Hurley & Stewart, LLC, Architects for Hope Landing, gave an overview of the project for 1252 N. Cochran.

Lyle Robinette, owner of Hope Landing, explained the project in detail. This will be for a twelve unit memory and total care unit in addition to the existing facility.

**Public Hearing Closed at: 8:08 P.M.**

**N. ACTION ON SITE PLAN – HOPE LANDING – 1252 N. COCHRAN:**

**Motion by Commissioner Russo, second by Snyder to approve the Site Plan for Hope Landing, 1252 N.**

Cochran as presented with the approval of the Department of Public Works, lighting and landscaping. Carried. 5 Yes. 0 No. 1 Abstain (Robinette)

**O. PUBLIC HEARING ON SITE PLAN – MURPHY USA GAS STATION – 1680 LANSING RD.:**

**Public Hearing Opened at: 8:14 P.M.**

Joshua Ibarra and Kofi Addo, of CEI, Civil Engineers, were present to represent the project for Murphy USA Gas Station. They stated that it would be a gas station/convenience store, located in the Walmart parking lot. The building will be approximately 1400 sq. ft. with gas pumps.

Discussion was held on the traffic flow in the parking lot at the Walmart store.

William Crittenden, 2189 W. Vermontville Hwy., Charlotte, stated that Charlotte doesn't need another gas station. He is concerned about contamination in the future.

Zachary Story, 105 ½ S. Cochran, Ste. B, stated his concerns for the Sidco gas station if this one was allowed to be built. He stated that he is opposed to the gas station being built.

**Public Hearing Closed at: 8:40 P.M.**

**P. ACTION ON SITE PLAN – MURPHY USA GAS STATION – 1680 LANSING RD.:**

Chairman Robinette reminded commissioners that their role was to approve or deny the site plan that was presented. The ordinance allows for this type of business to be built at that location.

Motion by Commissioner Russo, second by Johnson to approve the Site Plan for Murphy USA Gas Station as presented and that they meet all requirements. Carried. 5 Yes. 1 No. (Rosier)

**REPORTS, COMMENTS, CORRESPONDENCE:**

**A. SIGN COMMITTEE REPORT:** Commissioner Snyder reported that a sign committee meeting was held with all members present. City Manager Guetschow reviewed what had been done to date over the last two years for the new members.

**B. STAFF REPORTS:** None.

**PUBLIC COMMENT:** Zachary Story, 105 ½ S. Cochran, Ste., commended the Planning Commission on their discussions.

There being no further business, the meeting was adjourned at 8:55 p.m.

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Ginger Terpstra, City Clerk