

PLANNING COMMISSION MINUTES
Regular Meeting
September 6, 2016

CALL TO ORDER: The September 6, 2016, Planning Commission meeting was called to order by Chairman Conway at 7:00 p.m.

PRESENT: Chairman Conway, Commissioners Bly, Brummette, Wirt, Snyder, Rosier, Clarke, Leeser and Councilmember Bahmer.

ABSENT: Commissioner Harag.

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

APPROVAL OF MINUTES:
Motion by Snyder, second by Wirt to approve the minutes of August 9, 2016, as presented. Carried. 8 Yes. 0 No.

APPROVAL OF AGENDA:
Motion by Commissioner Bly, second by Snyder to approve the agenda as presented. Carried. 8 Yes. 0 No.

EARLY PUBLIC COMMENT: None.

NEW BUSINESS:
**A. PUBLIC HEARING – 501 N. COCHRAN-
CONDITIONAL USE:**
Opened at: 7:02 P.M.

Jason Strotheide, 501 N. Cochran, stated that he was in attendance, along with the owner of the property, Garth Smith. Mr. Strotheide stated that he would like to be open for Frontier Days.
Garth Smith, owner of 501 N. Cochran, stated that he bought this

building in 1976 and it was used as an office for his business. He stated that a former mayor, Claude Knolls, built it in 1931. He would like to see it in use again.

Bryan Myrkle, Community Development Director, stated the conditions in the resolution and how they relate to the zoning ordinance.

B. ACTION– 501 N. COCHRAN- CONDITIONAL USE:
Commissioner Bly moved, second by Wirt to approve the Conditional Use for 501 N. Cochran as presented in the following Resolution No. 2016-PC02. Carried. 8 Yes. 0 No.

WHEREAS, the City of Charlotte Planning Commission has received a request for a Conditional Use Permit for an eating and drinking establishment at 501 North Cochran Avenue; and

WHEREAS, 501 North Cochran Avenue is zoned I-2 General Industrial; and

WHEREAS, eating and drinking establishments are an allowed, conditional use in I-2 General Industrial districts; and

WHEREAS, the City of Charlotte Planning Commission desires to both facilitate local development and minimize negative off-site impacts.

THEREFORE, BE IT RESOLVED, the City of Charlotte Planning Commission hereby grants a Conditional Use Permit for an eating and drinking establishment at 501 N. Cochran Avenue, subject to the following conditions:

- Generally recognized nuisances should be kept at or below a level considered reasonable for an industrial zone. These nuisances include noise, dust, smoke, odor, glare, fumes, vibration, shock waves, heat, radiation, objectionable effluent, and traffic hazard.
- Business may use a combination of off-street and on-street parking to minimize potentially negative effects on traffic, and to meet the minimum local requirement of four parking spaces for a drive-in restaurant of this size.
- New signage should meet zoning district requirements.
- New lighting should be installed in a way that minimizes its off-site effects.

REPORTS, COMMENTS, CORRESPONDENCE:

STAFF REPORT: Community Development Director Myrkle stated that he expects to be able to report soon on the developments of the Owens Illinois building on Packard Hwy.

LATE PUBLIC COMMENT: None.

There being no further business, Commissioner Snyder moved to adjourn at 7:24 p.m.

Ginger Terpstra, City Clerk, CMMC