

PLANNING COMMISSION MINUTES
Regular Meeting
November 1, 2016

CALL TO ORDER: The November 1, 2016, Planning Commission meeting was called to order by Chairman Conway at 7:00 p.m.

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

ABSENT: Commissioners Brummette, Snyder and Harag.

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

APPROVAL OF MINUTES:
Motion by Commissioner Leeser, second by Wirt to approve the minutes of October 4, 2016, as presented. Carried. 6 Yes. 0 No.

APPROVAL OF AGENDA:
Motion by Commissioner Leeser, second by Bly to approve the agenda as presented. Carried. 6 Yes. 0 No.

EARLY PUBLIC COMMENT: None.

NEW BUSINESS:

A. PUBLIC HEARING –436 N. SHELDON – REZONE I-2 TO R-1:

Opened at: 7:02 P.M.

Community Development Director Myrkle stated that this house is in a group of residential homes near Johnson Lumber and Citizens Elevator. This zoning is I-2 and has been for a number of years. The

banks have changed rules on zoning for the purpose of financing and the owners need the property rezoned in order to refinance their home.

Public Hearing Closed: 7:05 P.M.

B. ACTION–436 N. SHELDON- REZONE I-2 TO R-1:
Commissioner Bly moved, second by Leeser to recommend to the City Council to approve the rezone of 436 N. Sheldon from I-2 to R-1 as requested. Carried. 6 Yes. 0 No.

C. PUBLIC HEARING –SITE PLAN – ALRO STEEL – 1298 LIPSEY DRIVE:

Public Hearing Opened: 7:06 P.M.

Jesse Lewter, Wolverine Engineering, stated that they are the ones who have prepared the site plan for Alro Steel. He stated that this will be for a 39,000 sq. ft. addition to the building. No manufacturing will be on this site. They will be removing a detention area and replacing it with a larger detention area. There will be 20 new parking spaces added. The addition will match the existing building. The drain commission issues have been addressed. This is for Alro to have a larger inventory at this location.

George Kettle, who is building the addition, spoke about the machines that would be used on the site.

Public Hearing Closed: 7:15 P.M.

D. ACTION–ALRO STEEL – 1298 LIPSEY DRIVE:
RESOLUTION NO. 2016-PC04

A RESOLUTION TO APPROVE A SITE PLAN FOR ALRO STEEL, 1298 LIPSEY DRIVE IN THE CITY OF CHARLOTTE
WHEREAS, ALRO Steel has submitted a site plan for an expansion of its facility located at 1298 Lipsey Drive in the city of Charlotte; and

WHEREAS, the City of Charlotte Planning Commission is required to use the following checklist, and has made the following findings regarding this site plan:

- The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, and including acceleration and deceleration lane needs is adequate and in compliance with the city's zoning regulations.
- There is no need for additional service drives or marginal access roads as a result of this expansion.
- The parking lot layout, including ingress, egress and driveway widths conform to the requirements of the city's zoning regulations.
- Loading and unloading areas and building service areas are adequate and in compliance with the city's zoning regulations.
- Location and requirements for fences, walls and greenbelts have been addressed by previous development at this site and remain adequate and in compliance with the city's zoning regulations.
- There are no special site features such as play areas or pools included in this site plan.
- No additional landscaping is required for this facility expansion.

And;

WHEREAS, the City of Charlotte Public Works Director has issued several directives that are contained in the attached memo.

THEREFORE, BE IT RESOLVED that the City of Charlotte Planning Commission hereby approves the site plan as presented, and subject to the conditions and directives included in the memo referenced herein.

Commissioner Leeson moved, supported by Wirt to approve the site plan as presented in Resolution No. 2016-PC04 and to include the recommendation by Department of Public Works Director Gilson. Carried. 6 Yes. 0 No.

REPORTS, COMMENTS, CORRESPONDENCE:

STAFF REPORT: No Report.

DISCUSSION M-50/JOHNSON STREET PARKING

Community Development Director Myrkle stated that he was not clear on the parking issue on Johnson Street as he was not at the last meeting.

Commissioner Bly stated that when turning right onto Johnson Street from M-50 there are cars parked on Johnson on both sides of street making it difficult to turn.

Discussion was held on the street plans and other streets with same issue.

LATE PUBLIC COMMENT: None.

There being no further business, Commissioner Bly moved to adjourn at 7:21 p.m.

Ginger Terpstra, City Clerk, CMMC