

PLANNING COMMISSION MINUTES
Regular Meeting
January 3, 2017

CALL TO ORDER: The January 3, 2017, Planning Commission meeting was called to order by Chairman Conway at 7:00 p.m.

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

ABSENT: Commissioner Brummette.

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

ELECTION OF OFFICERS FOR 2016: Motion by Commissioner Bly, second by Wirt to nominate Commissioner Conway for Chairman. Carried. 8 Yes. 0 No. 1 Absent (Brummette)

Motion by Commissioner Wirt, second by Bly to nominate Commissioner Rosier as Vice Chairman. Carried. 8 Yes. 0 No. 1 Absent (Brummette)

Motion by Commissioner Wirt, second by Harag to nominate Commissioner Bly as Secretary. Carried. 8 Yes. 0 No. 1 Absent (Brummette)

ADOPT SCHEDULE OF MEETING DATES: Motion by Commissioner Snyder, second by Rosier to approve the regular meeting dates as presented for 2017. Carried. 8 Yes. 0 No. 1 Absent. (Brummette)

APPROVAL OF MINUTES:

Motion by Commissioner Snyder, second by Clarke to approve the minutes of November 1, 2016, as presented. Carried. 8 Yes. 0 No. 1 Absent. (Brummette)

APPROVAL OF AGENDA:

Motion by Commissioner Snyder, second by Bly to approve the agenda as presented. Carried. 8 Yes. 0 No. 1 Absent. (Brummette)

EARLY PUBLIC COMMENT: None.

NEW BUSINESS:

A. PUBLIC HEARING –SITE PLAN – 1215 LIPSEY DR. – LINN PRODUCTS:

Opened at: 7:06 P.M.

Community Development Director Myrkle stated that the site plan presented is for a 50,000 sq. ft. addition to Linn Products, Inc. located at 1215 Lipsey Drive, Charlotte. He stated that there is a representative present from D & K Construction if the commission has any questions.

Rick, representative from D & K Construction explained that the new building will be for the purpose of housing a new aluminum extrusion machine.

Public Hearing Closed: 7:09 P.M.

B. ACTION–SITE PLAN – 1215 LIPSEY DR. – LINN PRODUCTS, INC:

PLANNING COMMISSION RESOLUTION NO. 2017-01

A RESOLUTION TO APPROVE A SITE PLAN FOR LINN PRODUCTS, 1215 LIPSEY DRIVE IN THE CITY OF CHARLOTTE

WHEREAS, Linn Products has submitted a site plan for an expansion of its facility located at 1215 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 Harag moved, second by Wirt to recommend approval of the site plan as outlined in Resolution No. PC2017-01 above for 1215 Lipsey Dr., Linn Products, Inc. as requested. Carried. 8 Yes. 0 No. 1 Absent. (Brummette)

REPORTS, COMMENTS, CORRESPONDENCE:
JANUARY PLANNING COMMISSION UPDATES & REPORTS:

Community Development Director Myrkle reported that the City Council will be discussing the Food Trucks at a special meeting to be held on January 30th at 7 P.M. and invited the Planning Commission members to attend. He included in the packet a Development Flow Chart that will be added to the city's website and thought that it may be helpful to new members of the commission. He announced that the Planning Commission future meetings will be televised starting in February.

JOHNSON STREET PARKING REPORT:

Community Development Director Myrkle presented a memo regarding information related to street parking on Johnson Street addressing concerns from a previous meeting.

This was discussed by Planning Commission members who requested that the Police Chief attend the next scheduled meeting to discuss this matter.

LATE PUBLIC COMMENT: None.

There being no further business, Commissioner Snyder moved to adjourn at 7:26 p.m.

Ginger Terpstra, City Clerk, CMMC