

PLANNING COMMISSION MINUTES

Regular Meeting

April 4, 2017

CALL TO ORDER: The April 4, 2017, Planning Commission meeting was called to order by Chairman Conway at 7:00 p.m.

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

ABSENT: Commissioner Leeser and Councilmember Bahmer

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

APPROVAL OF MINUTES:

Motion by Commissioner Snyder, second by Bly to approve the minutes of March 7, 2017, as presented. Carried. 8 Yes. 0 No.

APPROVAL OF AGENDA:

Motion by Commissioner Rosier, second by Snyder to approve the agenda as presented. Carried. 8 Yes. 0 No.

EARLY PUBLIC COMMENT: None.

NEW BUSINESS:

**A. PUBLIC HEARING SITE PLAN REVIEW –
SPEEDWAY – 687 LANSING ST.:**

Public Hearing Opened: 7:04 P.M.

Community Development Director Myrkle reminded commissioners that they have approved this site plan previously, however Speedway has revised the plan with a couple of minor revisions.

Al Chakonas and Mason Townsend, representing Speedway explained the revisions that had been made to the previous site plan. They explained that they have purchased some land from the V.F.W. and will be making the building slightly larger. They will also be eliminating four parking spaces, however they will still have twenty six spaces. They plan to start in March of 2018.

Public Hearing Closed: 7:06 P.M.

**B. ACTION- SITE PLAN REVIEW – 687 LANSING ST.:
RESOLUTION NO. PC 2017-05**

**A RESOLUTION TO APPROVE A SITE PLAN FOR SPEEDWAY
CORPORATION, 687 LANSING STREET, IN THE CITY OF
CHARLOTTE**

WHEREAS, Speedway Corporation has submitted a site plan for the redevelopment of its facility located at 687 Lansing Street 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 are adequately addressed by this site plan and conform to the requirements of 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 Bly moved, supported by Harag to approve the Site Plan for 687 Lansing St. as outlined in Resolution No. PC2017-05 as presented. Carried. 8 Yes. 0 No.

C. PUBLIC HEARING SITE PLAN REVIEW – 451 PACKARD HWY.:

Public Hearing Opened: 7:08 P.M.

Community Development Director Myrkle explained that this would be the redevelopment of the former Hearn Enterprises, LLC building. Michels Corporation is a utility contractor and this will be used for their home base. They plan to also buy another three acres adjacent to

this property in the Combs Industrial Park.

Andrew Schmidt and Dan Buehrens representing Michels Corporation were present and stated that they have a five year contract with Consumers Energy. They will be using this property as a home base. They will be employing 30-40 linemen and 5 to 8 office staff. They do utility work.

Public Hearing Closed: 7:27 P.M.

D. ACTION – SITE PLAN REVIEW – 451 PACKARD HWY.:

RESOLUTION NO. PC2017-06

A RESOLUTION TO APPROVE A SITE PLAN FOR MICHELS CORPORATION, 451 PACKARD HIGHWAY, IN THE CITY OF CHARLOTTE

WHEREAS, Michels Corporation has submitted a site plan for the expansion of a facility located at 451 Packard Highway 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 are adequately addressed by this site plan and conform to the requirements of the city's zoning regulations.
- There are no special site features such as play areas or pools included in this site plan.
- Michels Corporation will work with city staff to finalize landscaping plans.

THEREFORE, BE IT RESOLVED that the City of Charlotte Planning Commission hereby approves the site plan as presented.

Commissioner Snyder moved, supported by Harag to approve the Site Plan for 451 Packard Hwy. as outlined in Resolution No. PC2017-06 as presented. Carried. 8 Yes. 0 No.

REPORTS, COMMENTS, CORRESPONDENCE:

STAFF REPORT:

Community Development Director Myrkle stated that there will be a May meeting. There will be a lot split for 415 Pleasant, front yard corner lot issues and discussion on training.

He advised commissioners that the Edmond Senior project is moving along, however they have changed the number of units from 50 to 40 but left the foot print the same. Therefore, the units will be a little larger than planned.

LATE PUBLIC COMMENT: None.

There being no further business, Commissioner Bly moved to adjourn at 7:33 p.m.

Ginger Terpstra, City Clerk, CMMC