

PLANNING COMMISSION MINUTES
Regular Meeting
November 14, 2018

CALL TO ORDER: The November 14, 2018, Planning Commission meeting was called to order by Chairman Brummette at 7:00 p.m.

PRESENT: Chairman Brummette, Commissioners Bly, Clarke, Harag, Snyder and Lesser.

ABSENT: Commissioners Hoy, Pennington, Rosier and Council member Johnston.

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

APPROVAL OF MINUTES:

Motion by Commissioner Clarke, second by Snyder to approve the minutes of September 14, 2018 as presented. Carried. 6 Yes. 0 No.

APPROVAL OF AGENDA:

Motion by Commissioner Snyder, second by Bly to approve the agenda as presented. Carried. 6 Yes. 0 No.

EARLY PUBLIC COMMENT: None.

NEW BUSINESS:

A. PUBLIC HEARING – SITE PLAN- 809 E. SHEPHERD:
Public Hearing Opened: 7:03 P.M.

Community Development Director Myrkle reminded commissioners that a conditional use was approved for this food pantry at a previous

meeting. The action tonight will be in regard to the site plan. He stated that one neighbor had called with a concern about the building proximity to their home.

He reminded commissioners that this is a residentially zoned boundary around where this commercial building will be placed. He indicated that DPW Director Gilson had included a memo of concerns to take into consideration.

Representatives from Helping Hands were present to answer questions. They explained that the peak of the building would be 22 feet at the warehouse part of the building..

Public Hearing Closed: 7:16 P.M.

B. ACTION – SITE PLAN – 809 E. SHEPHERD:
RESOLUTION NO. 2018 –PC-08

**A RESOLUTION TO APPROVE A SITE PLAN FOR
HELPING HANDS FOOD PANTRY**

WHEREAS, Helping Hands Food Pantry has submitted a development site plan for review and approval; 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 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.

WHEREAS, any comments, requirements or conditions imposed by the City of Charlotte Department of Public Works must be incorporated into the plan, and adhered to during development.

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

Commissioner Bly moved, supported by Harag to approve the Site Plan – 809 E. Shepherd as per Resolution 2018-PC-08. Carried. 6 Yes. 0 No.

**C. PUBLIC HEARING – SITE PLAN- 1215 LIPSEY DRIVE.:
Public Hearing Opened: 7:24 P.M.**

Community Development Director Myrkle stated that this was a site plan for Linn Products that was approved earlier and are now ready to proceed with the project, however, they need to make some slight changes that are reflected in this site plan approval.

Public Hearing Closed: 7:28 P.M.

**D. ACTION- SITE PLAN- 1215 LIPSEY DRIVE:
RESOLUTION NO. 2018 –PC-09**

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.

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

Commissioner Leaser moved, supported by Harag to approve the site plan for 1215 Lipsey Dr. per Resolution No. 2018 PC-09 as presented. Carried. 6 Yes. 0 No.

REPORTS, COMMENTS, CORRESPONDENCE:

Community Development Director Myrkle stated that Taco Bell will be tearing down the building and rebuilding it in the near future. He reminded commissioners that larger versions of the site plans are always available to be viewed in his office and that they are welcome to come in to look at the plans at any time. The Edmund Senior Apartment is coming along well and there has been great compliments on the looks of the building thanks to the site plan that the commissioners approved earlier in that regard.

Chairman Brummette asked commissioners if they would be interested in having training and if so the City could look into getting that scheduled.

Community Development Director Myrkle stated that he will look to see what opportunities are available for training and possibly be able to get someone to come here for the training.

LATE PUBLIC COMMENT: None.

There being no further business, Commissioner Bly, supported by Snyder moved to adjourn at 7:37 p.m.

Ginger Terpstra, City Clerk, CMMC