

**Plan Commission**  
**May 19, 2020**  
**Held both Live and Virtually Through Zoom Meeting App**  
**due to Covid-19 Precautions**

**Call to order**

Members Present: Brianne Schneckenberger, Devin Stettler, Steve Duhamel, Barry Wood, Tom Strayer, Scott Shipley

Members Absent: Jon Horton

Others Present: Rob Jack, Clover Development; John Rich, Breedlove Dobbs; Gregg Morelock; Ryan Crum, Director of Planning and Building; Mark Witsman, Town Engineer; Tonya Galbraith, Town Manager,

**Approval of minutes**

Ms. Schneckenberger noted there are three instances in the March minutes where her name is misspelled.

Mr. Strayer made a motion to approve minutes with the condition that Ms. Schneckenberger's name be corrected. Mr. Wood seconded the motion. The motion carried unanimously.

**Old Business**

None

**New Business**

*Gateway Crossing Senior Apartments Secondary Plat*

Mr. Crum introduced the project to the members, reminding them that this has already received development plan approval with the condition that the petitioner provide a maintenance agreement for the shared pond. The agreement was submitted with the secondary plat.

Rob Jack, of Clover Development, presented the secondary plat for the apartments, saying they are proposing a 119 unit, market rate senior apartment development and are seeking approval for the secondary plat.

Mr. Stettler asked if Mr. Witsman was satisfied with detention pond agreement. Mr. Witsman asked that it be modified. The agreement covers storm infrastructure maintenance, but not who is responsible for maintain the aesthetic appeal of the pond.

Mr. Jack said that Clover is responsible for maintenance and they will add language to the agreement to make that clear.

Mr. Duhamel made a motion to approve the secondary plat on condition that the pond maintenance agreement be amended as stated. Ms. Schneckenberger seconded the motion. The motion passed unanimously.

#### *Breedlove Dobbs Proposed Rezone from R3 to PUD*

Mr. Crum and John Rich of Breedlove Dobbs presented the proposal. The petitioner would like to rezone the parcels from R3 to PUD in order to move his business to that location. The business will have a 3,000 sf footprint for the warehouse and office.

#### STAFF REPORT

Mr. Crum explained changing the zoning designation of this location is something that Staff have been considering for several years. The area is a collection of small parcels along a railroad bed. North of the railway bed is an agricultural field that is in a different sanitary sewer basin. The ability for the area to expand is limited to east and west, and even that is limited due to the cemetery to the east. This area will not support residential development or retail. Any commercial use needs to be a low-traffic generator. Per Mr. Crum, this type of business is probably ideal as it is a fairly low traffic generator. The properties have decent access to infrastructure.

Mr. Crum stated that the proposed building will be about 4,000 sf total of usable space, including the 2<sup>nd</sup> floor office. He stated that the building doesn't meet all of the Town's design standards, but the petitioner has worked with Staff and has agreed to skim the exterior of the building so that it is not a plain metal structure.

Staff is supporting this petition as an appropriate land-use.

Mr. Strayer agreed with Mr. Crum regarding the site use and believes the overall appearance of the building is reasonable based on the proposed commercial use. He did ask if the masonry skim on the front of the building could go straight across instead of stepping down below the windows. Mr. Rich agreed to this stipulation.

Mr. Duhamel asked if the streets are in good enough condition for trucks. Mr. Rich said that the majority of the trucks will be 1-ton box vans and they will very rarely have a semi.

Mr. Stettler asked about the amount of traffic this use would generate. Mr. Rich said that the service technicians dispatch from their homes. He has 4-5 office staff and 1 installation team that would come in on a daily basis.

Mr. Witsman said that the road had a structural resurface 8 years ago, so the condition of the road isn't a concern. He did say that he was concerned that a semi might not have much maneuverability. Mr. Rich said they could widen mouth of the parking lot, meet the semi in the road with forklifts, or ask for smaller delivery trucks.

Mr. Strayer note that if future use for these properties is commercial, then the road will need to be improved. Mr. Duhamel noted that the improvements will help market the land in the future for commercial sites.

Ms. Schneckenberger made a motion to make a favorable recommendation to the Town Council to rezone the parcels from R3 to PUD with the condition that the brick extend across the south wall. Mr. Strayer seconded the motion. The motion passed unanimously.

### **Announcements**

Mr. Crum announced that the Director's Report is attached to the minutes. He said that the Town Council has accepted a bid on the wastewater treatment plant and has issued the notice to proceed.

Mr. Crum also told the members that the number of new permits is very high and have not trailed off due to the pandemic.

### **Adjournment**

The meeting was adjourned.