

Planning and Zoning Site Plan Sub-Committee
Meeting Summary
January 27, 2021 at 6:00 PM

Planning & Zoning Commission Members Present: Tom Shipley, Hart Nelson, Lisa Schuering, Paul Moran, Rebecca Jacobs, Mark Favazza, Jeff Moore, John Ritter, Mike Daming

Staff Present & Others: Lisa Koerkenmeier, Andy Franke (PDS), and Navigate Realty LLC Team; Todd Sweeney, Craig Schluter, Brandon Harp, Cody Henderson, and residents Chris Pulliam and Brian Hansen

Chairman Daming opened the meeting at 6:00 PM.

Case #21-01 –Site Development Plan to allow a commercial office building for property at 8419 Manchester Road

Chairman Daming asked if items discussed at the January P&Z meeting have been addressed; cross access easement, lighting plan, MSD review and follow-up to CBB and PDS comments.

Mr. Harp provided update of the revisions made to plans based on comments received and correspondence received from MSD.

Ms. Koerkenmeier concurred review comments were addressed as indicated by site plan revisions. She updated Commission of meeting staff had with Mr. Harp and Mr. Schluter regarding ADA requirements. Staff is in concurrence with the interpretation of the ADA sections cited in review for compliancy of the proposed office building and are in general agreement the subject site has several topographic constraints to consider when applying ADA requirements. ADA sections related to site constraints exceptions were submitted.

Mr. Pulliam asked if the developer had future plans to expand the building or make additional improvements. The developer confirmed this is the extent of the project and will accommodate their company's future growth.

Mr. Hansen asked about the current layout of the building and about the possibility to orient the building to the east property line. He also asked if the curb cut along Helen was too close to Manchester Road and if it would be problem.

Mr. Harp explained the topographic constraints of the site with a 17' fall in elevation. These constraints determined the layout and the orientation and placement of the building and parking area. He also stated the access point along Helen Avenue was reviewed by the City' traffic engineer, and due to the low volume and number of trips generated by the project did not seem to justify making a modification to the access location.

Chairman Daming asked if Commissioners had any remaining conditions to include in the recommendation which would be forwarded to the full Commission at the February 10th meeting; the cross access easement and the exceptions to the setbacks along the north and east property lines.

Straw vote by those in attendance were 8 members approved of a favorable recommendation to the Commission with the conditions cited.

Respectfully Submitted,

Lisa Koerkenmeier
Director of Planning and Development