

PLANNING COMMISSION  
MINUTES

Meeting Date  
November 1, 2018

Members Present:	Johnathan Barnes Zach Henderson Laura Machala Don Stielow Byron Spencer Dave Wood	Member Absent:	Tom Farr Dave Wood
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Also Present: Sara Copeland, Director of Community Development  
Mallory Brown, Staff Secretary  
Annamarie Weddle, Planning Intern

**1. CALL TO ORDER**

Johnathan Barnes opened the meeting at 6:00 p.m.

**2. APPROVAL OF AGENDA**

Laura Machala moved to approve the Planning Commission Agenda of the meeting on November 1, 2018 and was seconded by Don Stielow. All said Aye. Motion passed unanimously.

**3. APPROVAL OF MINUTES OF JUNE 28, 2018**

Byron Spencer moved to approve the Planning Commission Minutes of June 28, 2018 and was seconded by Don Stielow. All said aye. Motion passed unanimously.

**4. PUBLIC HEARING – KEVIN’S CAR WASH CONDITIONAL USE PERMIT**

Sara Copeland explained the procedure for Conditional Use Permit applications.

Ryan Fuller, McClure Engineering Co., presented the application to the Commission and asked the Commission to approve the application.

Sara Copeland discussed the staff report and recommended approval with conditions of the Conditional Use Permit.

Johnathan Barnes opened the public hear and ask for any public comments. Hear none, Don Stielow moved to close the public hearing. The motion was seconded by Byron Spencer. All said aye. Motion passed.

Don Sitelow moved to recommend approval of the Conditional Use Permit with conditions as presented to the City Council. The motion was seconded by Laura Machala. All said aye. Motion passed unanimously.

**5. DESIGN REVIEW – 101 ARMOUR ROAD**

Annamarie Weddle explained the procedure for design review of building alterations to buildings located in the C-2 zoning district.

Jeff Schroeder, Scharhag Architects, presented the application to the Commission and asked for

approval.

Laura Machala moved to approve the design of 101 Armour as presented with conditions. The motion was seconded by Byron Spencer. All said aye. Motion passed unanimously.

#### **6. PUBLIC HEARING – PLAN ADOPTION – PARKING MANAGEMENT PLAN**

Sara Copeland explained the procedure for plan adoption and presented the plan to the Commission.

Johnathan Barnes opened the public hearing and asked for public comments. Hearing none, Lara Machala moved to close the public hearing. The motion was seconded by Byron Spencer. All said aye. The motion passed unanimously.

Don Stielow moved to approved to adopt the Parking Management Plan as presented. Laura Machala seconded the motion. All said aye, Motion passed unanimously.

#### **7. DISCUSSION OF MARTIN MARIETTA CONDITIONAL USE PERMIT**

Sara Copeland presented a history of the Martin Marietta Conditional Use Permit and asked the Commissions opinion on requiring them to comply with a condition of the previously approved Conditional Use Permit to screen their product.

The consensus of the Commission was to wait and possibly readdress the condition once the One North development was further along or at the time of the next required Conditional Use Permit hearing to continue operation.

#### **8. COMMENTS FROM THE PUBLIC**

None.

#### **9. COMMENTS FROM STAFF**

Sara Copeland mentioned that we will have a zoning update at the December 6 Planning Commission meeting.

#### **10. COMMENTS FROM COMMISSIONERS**

The commissioners asked for an update on the 1900 Swift building that previously caught fire.

#### **11. ADJORNMENT**

As there was no further business, Byron Spencer moved to adjourn the meeting and was seconded by Laura Machala. The motion carried unanimously. The meeting was adjourned at 7:05 p.m.

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Johnathan Barnes, Chair

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Laura Machala, Secretary