

MINUTES OF THE PLANNING COMMISSION MEETING

PLANNING COMMISSION/ BOARD OF ZONING APPEALS

April 18, 2017

Commissioners Present: Cowman, Hardwick, Wrischnik, McLean

Commissioners Absent: Meinig, Pfefferkorn

Others Present: Mike Gotfredson, Randi Shannon

Item 1: Pledge of Allegiance

Item 2: Consideration of minutes from the December 20, 2016 meeting.

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the December 20, 2016 meeting.

Commissioners McLean and Hardwick made a motion to approve the minutes with all Commissioners voting in favor.

Item 3: Consideration and vote on a site plan for forty-two senior housing units at 900 N Hospital Drive, Engineering Solutions, applicant.

Planner Gotfredson presented that this is a request for a 42 unit senior housing complex. The existing house on the property will remain with the developing occurring to the north and west of the structure. The developer currently operates a similar facility at 451 S Hospital Drive. The demand there has been strong and the City's experience with the facility has been positive. In addition to the seven buildings with residential units, there will be a separate community building. The property will drain to the west to the large open area and existing drainage ditches.

Gotfredson stated that the use of this property for senior apartments is permitted. 102 parking spaces have been provided and are adequate for the proposed use. The dumpster will be screened in compliance with City code. A landscaping plan will need to be provided. The building construction will be similar to their existing facility in regards to colors and materials.

Gotfredson found that the application is consistent with §21.625 of the LDO. Also the application will not be detrimental to the health, safety or general welfare of the community.

Planner Gotfredson recommend that the site plan be approved with the following conditions of satisfactorily addressing engineering comments and provide landscaping plan that complies with LDO.

Commissioner Wrschnik inquired if there was a lighting plan. Gotfredson stated that the lighting plan would be reviewed with the building permit.

Commissioner McLean asked if the existing house on the plot would be compliant in the case of a fire and if there will be a detention pond. Gotfredson said that it would be compliant, and that due to the size of the lot there should be plenty of green space for separation between the structures and the detention pond.

Commissioner Hardwick inquired about there being a possible issue with there being only one turn around space. Planner Gotfredson said that the Fire Department does their own plan review and they are currently working with the architects on the measurements and distances of the turnaround space.

There was no further discussion among Commissioners.

Commissioners Hardwick and McLean made a motion to approve the site plan for forty-two senior housing units at 900 N Hospital Drive the conditions of satisfactorily addressing engineering comments and provide landscaping plan that complies with LDO. All Commissioners voted in favor.

Item 4: Adjournment.

Commissioners Cowman and McLean made a motion to adjourn the meeting. All Commissioners voted in favor.