



PLANNING COMMISSION /
BOARD OF ZONING APPEALS
AUGUST 16, 2022 MEETING MINUTES

Commissioners Present: Cowman, DeGrande, McLean, Nickelson, Parks, Scott

Commissioners Absent:

Others Present: Jessica Newton - City Planner, Timothy Kitchens & Amanda Augustine with Hoefer Welker, C.L Maurer & Babak Mardandoost with Landplan Engineering, Kirk Davis with Lakemary, Nathen Lippert with Straub Construction, Alan Hire with Triangle Builders

Item 1: Pledge of Allegiance.

Item 2: Consideration of minutes from the July 19, 2022 meeting.

Commissioner Cowman called the meeting to order. The first order of business was the consideration and approval of the minutes from the July 19, 2022 meeting.

Commissioners McLean and DeGrande made a motion to approve the minutes as amended from the July 19, 2022 meeting with all Commissioners voting in favor. Commissioner Nickelson abstained due to not being present at the July 19, 2022 meeting.

Item 3: Consideration and vote to recommend approval of final site plan for a dormitory expansion at 100 Lakemary Dr., Lakemary Center, applicant.

Planner Newton presented background information on the application for final site plan approval for the proposed 17,000 square foot dormitory expansion at Lakemary Center. The site plan was completed by Hoefer Welker and reviewed by Wilson and Company. All site area setbacks are sufficient and no additional parking is to be added at this time since two existing dormitories will be combined into the new addition. Complete signage and landscaping plans were not indicated on the site plan and will need Staff approval prior to issuance of construction permit. The drainage calculations were reviewed in compliance with the APWA 5600 standards and Hoefer Welker is currently working through review comments from Wilson and Company.

Commissioner Cowman expressed concern over potential drainage issues. The drainage study submitted only covered the eastern portion of the property. The pond that existed on the west side of the property no longer exists and water that comes from the north will now commingle

with other water previously held by the pond, it is a concern that no drainage study is complete to show what will happen with this water. There is no complete study for the whole property. Water will run to where the old pond used to be and even though there is an indentation, it isn't very deep.

Babak Mardandoost, PE with Landplan Engineering told Commissioners there are two main drainage, one to the east and the other to the west. The drainage study submitted only goes to the east and partially to the west. Landplan Engineering is currently working on the drainage study for the west and considering designing a new retention/detention pond but it is not established yet. The study for the west side of the property will address the water coming from the north based on the APWA 5600.

Commissioner Cowman stated that there was enough space for the addition of the new building, but the main concern is all the water coming from all the rooftops and hard surfaces.

Commissioner DeGrande asked if the potential new pond on the west side would be more of a detention pond than a static pond. Babak Mardandoost responded that this is correct.

Babak Mardandoost said the new drainage plan is due to a fire lane adding to impervious material and water from the north will be addressed in the secondary report to be submitted.

Commissioner Cowman asked if the west side drainage study would address the remaining water concerns prior to construction. Babak Mardandoost responded that this is correct.

Commissioner Parks asked about the existing plan that is given where it talks about the west side of the school draining to the west either to the two main detention ponds or the south Hospital Drive outside the property line and if that will be rerouted. Babak Mardandoost explained no existing drainage pattern would be changed.

Commissioner Scott asked if Paola Street and Osage Street would be adversely affected by the change in drainage from Lakemary. Planner Newton stated that only onsite calculations were available to look at, there were no offsite calculations available. Commissioner Scott stated it seems the drainage flow is increasing due to this project.

Commissioner McLean stated that it is a concern with the Lake Mary pond gone, drainage offsite along Osage Street would increase.

Commissioner Cowman asked Babak Mardandoost if the goal or assumption is, after completing the west side drainage study, there would be no higher flow of water off the entire property than there currently is. Babak Mardandoost responded that the discharge rate should be the same or below that of which the rate was when the pond existed.

Commission Nickelson asked if downspout water infiltration well systems would go to groundwater or stored for use as irrigation. Babak Mardandoost stated that it would go to groundwater and not irrigation.

Commissioner Cowman and Nickelson made a motion to recommend approval of the final site plan for Lakemary Center with the following conditions, with all Commissioners voting in favor.

1. *Applicant satisfies engineering comments in reference to the drainage plan.*
2. *Applicant performs a drainage plan/study for the west portion.*

Item 4: Community/ Economic Development Director Report

Planner Newton presented the following:

1. Rausch Coleman was approved for six more new home permits
2. New permit application submitted for Paola Crossings
3. Now over 300 building permits for the year
4. Next month's meeting will be a Public Hearing for LDO text amendment

Item 8: Adjournment

Commissioners Parks and Scott made a motion to adjourn with all Commissioners voting in favor.