

## MINUTES OF THE PLANNING COMMISSION MEETING

### PLANNING COMMISSION/ BOARD OF ZONING APPEALS November 29, 2011

**Commissioners Present:** Cowman, McLean, Smith, Wrischnik, Peterson, Pfefferkorn  
**Commissioners Absent:** None

**Others Present:** Mike Gotfredson, Amy Barenklau, Ann Davis, Jayme Morris, Jim Pritchard

**Item 1:** **Pledge of Allegiance**

**Item 2:** **Consider minutes from the October 18, 2011 meeting.**

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the October 18, 2011 meeting. It was noted that Commissioner Pfefferkorn was listed as absent, but also approving a motion for a fence. Planner Gotfredson stated he would look at his notes and correct the error.

*Commissioners Cowman and Smith made a motion to approve the minutes as revised, with all Commissioners voting in favor.*

**Item 3:** **Public Hearing: Consideration and vote on a screen printing business at 10 S. Silver, Design 4 Sports, applicant.**

*Commissioners Cowman and McLean made a motion to open the public hearing with all Commissioners voting in favor.*

Commissioner Pfefferkorn arrived. Planner Gotfredson presented an overview of the request and history of the CUP and business. A quick review of the LDO requirements was given and Gotfredson stated that they had been complying with conditions are current location. He stated that the applicant had supplied an agreement for overflow employee parking to occur at 204 West Peoria.

Planner Gotfredson reviewed conditions that were in place for the business and 7 South Agate and stated he did not recommend any additional requirements for the Conditional Use Permit at the new location.

Planner Gotfredson's findings are that the application is consistent with Section 21.220 of the LDO, the conditions of approval are consistent with Section 21.222 of the LDO, and that the application will not be detrimental to the health, safety or general welfare of the community.

Mr. Gotfredson recommends approval of the conditional use permit with the following conditions:

1. All work shall be completed within an enclosed structure.
2. Hours of operation shall be limited to 8am – 12am, Sunday through Saturday.
3. The maximum decibel level shall not exceed 70 decibels at the property line.
4. All printing and embroidery products not bio-degradable to be disposed of by approved methods and shall not enter the sanitary sewer system.
5. Proper venting of production area to be provided that would not impact surrounding properties.
6. At any time, the City may institute revocation of the conditional use permit for violations of the conditions of approval, expiration, or the reasons specified in Section 21.225 of the Land Development Ordinance.

Planner Gotfredson stated that Jayme Morris and a neighboring property owner were in attendance and would be happy to answer any questions the Commissioners might have for them.

Ann Davis, owner of Prairie Legends at 12 South Silver, stated she just came to hear about the business and how parking would be addressed. She indicated her biggest concern was that her personal parking spaces behind her business not be used. Jayme Morris inquired about any written rules or regulations in regards to where business owners and employees on the square could park.

There was discussion among staff, the Commissioners, the applicant and Ms. Davis in regards to courtesy, parking credits in the LDO and handicap parking spaces. It was agreed that business owners and employees should not park in front of businesses to allow customers to have preferred parking as a courtesy, but noted that many owners and employees parked along the inside of the square.

Commissioner Wrischnik noted that there are posted hours on city parking lots and that business owners and employees have been ticketed in the past when parked in lots after hours. Planner Gotfredson stated that the City would work with them if any problems arose.

There were no additional comments from those in attendance.

*Commissioners McLean and Wrischnik made a motion to close the public hearing. All Commissioners voted in favor.*

*Commissioners Smith and Pfefferkorn made a motion to recommend approval of the Conditional Use Permit for a screen printing business at 10 South Silver with the recommended conditions. All Commissioners were in favor.*

**Item 4: City Planner Report and Items from Commissioners**

Planner Gotfredson presented a small token of appreciation and cards to members for their hard work and dedication throughout the year.

Planner Gotfredson stated that there will be a meeting in December, but that the agenda should be light as it will be a review of Miami County's Comprehensive Plan.

There were no items from the Commissioners at this time.

**Item 5: Adjournment**

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

Meeting was adjourned at 5:16 pm.