

Minutes of the Planning Commission Meeting

March 5, 2020

6:00 P.M.

Katie Gallagher called the meeting to order.

PRESENT: Katie Gallagher, Mayor
Jim Oper
Steven Coyle
Brian Sommers

ABSENT: Sue Grodek, Council Representative

APPROVAL OF MINUTES:

Motion by Oper seconded by Gallagher to approve the minutes of January 2, 2020. **Vote Resulted:** *To approve:* YES: Gallagher, Oper, Coyle No: None Abstain: Sommers (**APPROVED**)

A request from Sprint for a Wireless Telecommunication Facility Co-Location for Sprint at 0 Memphis Ave PP# 431-16-000 Docket 03-2020-4. Commissioner Kulcsar explained the detail of the plan. No variance required. Building Department is good with the plans. Ron Gainer was present for Sprint, he had nothing more to add about the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Coyle to **APPROVE** the request. **Vote Result:** *To APPROVE:* Gallagher, Oper, Coyle, Sommers (**APPROVED**)

A request from Blink Signs for a wall sign for National Safety Apparel at 1 American Road PP# 431-06-011 Docket 3-2020-1. Commissioner Kulcsar explained the details of the plan. No variance required. Building Department is good with the plans. Kevin Boris was present for Blink. He had nothing more to add about the plans. Mayor Gallagher asked if the plans were similar to the other tenant in that area. Commissioner Kulcsar explained that they were. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Coyle to **APPROVE** the request. **Vote Result:** *To APPROVE:* Gallagher, Oper, Coyle, Sommers (**APPROVED**)

A request from Brilliant Electric Sign for a free standing tenant sign for Ridgepark Professional Building at 7575 Northcliff Ave PP# 433-14-053 Docket 3-2020-3. Commissioner Kulcsar explained the details of the plan. No variance required. Building Department is good with the plans. Bob Kunzen was present for Brilliant Signs. He had nothing more to add to add to the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Coyle to **APPROVE** the request. **Vote Result:** *To APPROVE:* Gallagher, Oper, Coyle, Sommers (**APPROVED**)

A request from Cicogna Electric & Sign Company for a sign package for University Hospital Brooklyn at 4370 Ridge Road PP# 432-25-012 through 432-25-017 Docket 3-2020-5. Commissioner Kulcsar explained details of the plan. No variance required. Building Department is good with the plans. Jerry Helsel from Cicogna was present. He added they will also be replacing the lower "RENAISSANCE PARK" lettering. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion**

by Gallagher seconded by Coyle to **APPROVE** the request. **Vote Result: To APPROVE:** Gallagher, Oper, Coyle, Sommers (**APPROVED**)

A request from Direct Image Signs for an internally illuminated wall sign for Mini Miracles at 8235 Memphis Ave PP# 432-24-013A Docket 3-2020-6. Commissioner Kulcsar explained applicant withdrew the request.

A request from Kimley-Horn and Associates, Inc. for final site approval for a Starbucks drive-through at 10330 Cascade Crossing PP# 433-10-018 Docket 11-2019-6. Commissioner Kulcsar explained the plans. He explained this has been reviewed and approved by the City Engineer. No variance required. Building Department is good with the plans, he just had some questions on fencing put along the east side of property. Dan Brennan was present for Starbucks. He explained that the fence would be made of cedar and six feet tall. The purpose is to “catch debris from going into the creek area right next to the property. There was discussion on fence material and the location of fence. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Coyle to **APPROVE** the request. **Vote Result: To APPROVE:** Gallagher, Oper, Coyle, Sommers (**APPROVED**)

A request from Advanced Installation & Sign for a Sign Package for Starbucks drive-through at 10330 Cascade Crossing PP# 433-10-018 Docket 3-2020-2. Commissioner Kulcsar explained the detail of the sign package. No variance require. Building Department is good with the plans. Dustin James was present for Advanced Installation. He had nothing more to add. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Coyle to **APPROVE** the request. **Vote Result: To APPROVE:** Gallagher, Oper, Coyle, Sommers (**APPROVED**)

A request from Premier Brooklyn, LLC for a lot consolidation at 4650 Tiedeman Road PP# 432-05-006/432-05-002/432-06-001 Docket 2-2020-1. Commissioner Kulcsar explained the detail of this consolidation. This consolidation is needed to get their site plans approved. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Coyle to **APPROVE** the request. **Vote Result: To APPROVE:** Gallagher, Oper, Coyle, Sommers (**APPROVED**)

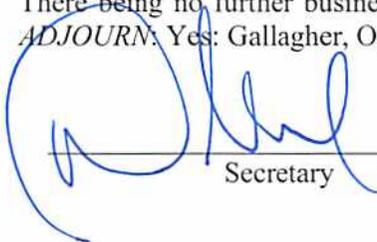
A request from Premier Brooklyn, LLC for site approval for Ruan at 4650 Tiedeman Road PP# 432-06-001 Docket 2-2020-2. Mayor Gallagher explained there has been conversation on the City’s end trying to clarify site plans, and continued that here has been some disconnect in communication. She stated we (applicant, Mayor, Building Department) are in full agreement that this request cannot go forward tonight as proposed. There are missing elements to the plans that are needed before this request can move forward. The City would like to take this opportunity to have a dialogue about what we ae looking for in the landscaping, the lighting, and any other concerns we have. Mayor Gallagher asked if the Commission had any concerns or issues with deferring this request. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Coyle to **DEFER** the request. **Vote Result: To DEFER:** Gallagher, Oper, Coyle, Sommers (**DEFERRED**)

Commissioner Kulcsar explained what the Building Department needs from Premier Development; a complete site plans that includes the rear parking lot of consolidated parcel, and a detail description of the use of this area. He explained Ruan should apply for a conditional use of outdoor storage of equipment, which could then be conditionally permitted in the Limited Industrial District. Mayor Gallagher explained her thought on the clarification needed. Law Director Butler stated he agreed with the Building Commissioner Dave Kulcsar. He continued the city was wrestling to figure out where this business would fit within the Zoning Code. The City came to the consensus that a conditional use for outdoor storage of equipment would be the closest use for this business. He then explained the Conditional Use process. Rob Zimmerman,

Attorney for Ruan was present. Steve Larsen, Brian Gill, and Eric Karaba were present from Ruan. Jerry Gruszewski was present from Premier Development. Zimmerman explained they want to work with administration and the residents to do the things necessary to make this right. Steve Larsen explained they are adjusting and reviewing the lighting and working out any concerns on site plans. He touched on some numbers of trailer counts per day and will give us more confirmed numbers at next meeting. Mayor Gallagher asked if the site would be filled with tractor and trailers. Steve Larsen replied the most on site would be 28. He stated this location would be a relay point. Brian Gill stated they would not be working on any tractors or trailers on the outside of the building, only thing would be dead batteries. Eric Karaba stated they do training, payroll, billing, route planning, dispatching and logistics in the front offices. Larsen stated their trucks are automatic. The trucks also have GPS and will discipline any drivers if they are not driving safely and/or speeding. Mayor Gallagher asked about an email stating there was a shift in the plans due to the neighbor to the north requiring more clearance for its dock area, so Ruan was required to move its operations more to the south to accommodate. Commissioner Kulesar explained that is one of the items we need explained. XPO is using parking in the rear of Ruan for their trucking business. This information was never discussed with the City. Premier is to get with XPO to let us know what they are doing with this location. Oper asked how many trailers will be parking overnight. Larsen stated about 20 with a max 28. Oper asked if steel or furniture would be stored overnight. Larsen stated that will not have steel overnight. The furniture may be in a trailer for one driver dropping off and the next driver picking up, so maybe a couple hours with furniture filled truck, but not a long time. Regis Barrett asked if the maintenance will be on the tractor or trailers. Bill explained they will doing be preventative maintenance on all their tractors and trailers. Their fleet is modern, no unit is over 5 years old. Once they turn 5 years they purchase a new one. There were discussions on expanding their business in the future. Law Director Butler explained with the conditional use we can set a max number of tractor/trailers parked on the site. If Ruan, in the future, would need more space, they would then have to come back to Planning Commission and amend the original conditional approval. Jerry Gruszewski showed a concept drawing of landscaping to Regis Barrett, Regis approved of the drawing. Law Director Butler added the Planning Commission can also put in the conditional use the maintenance of the landscaping and screening.

Mayor Gallagher explained Swensons is not coming. There was discussion to move meeting to 1st Wednesday of the month. All were in agreement. Dawn will verify with Sue Grodek.

There being no further business, **Motion** by Gallagher seconded by Oper to adjourn. **Vote Resulted: To ADJOURN.** Yes: Gallagher, Oper, Coyle (**Meeting Adjourned**)


Secretary


Chairperson