

Minutes of the Planning Commission Meeting
April 6, 2017 6:00 P.M.

MEMBERS PRESENT: Katie Gallagher, Mayor
Tony DeMarco, Council Representative
Jim Oper
Joe Polidori
Meg Ryan Shockey

ABSENT:

ALSO PRESENT: Dave Kulcsar, Building Commissioner
Dawn Neal, Secretary

Mayor Gallagher called the meeting to order.

Motion by Polidori, second by Oper to approve the minutes of February 2, 2017. **Vote Resulted:** Yes: Gallagher, DeMarco, Oper, Ryan Shockey, Polidori. No: None (**Approved**)

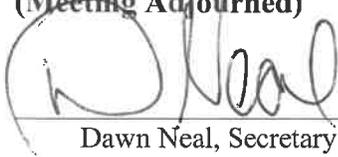
Motion by Polidori, second by Ryan Shockey to approve the minutes of March 2, 2017. **Vote Resulted:** Yes: Gallagher, DeMarco, Oper, Ryan Shockey, Polidori. No: None (**Approved**)

The first item was a request from Matthew L. Weber, P.E. for an amendment to the parking lot plan approval from May 7, 2015 at 8459-8475 Memphis Ave P.P. # 432-24-001 Docket # 4-2017-1. Commissioner Kulcsar explained this was previously approved. Most of the work has been completed but the owner has made a couple changes Mr. Weber completed these plans. I will let him explain the specific changes mostly has to do with fences, retaining walls and paving. All civil engineering changes have been approved by Mr. Courtney, our city engineer. Mr. Weber is here for the cosmetic parts. Mr. Weber explained that Aldo (the owner) has been improving his property. The new plans include some minor fencing and changing parking lot from asphalt to concrete, and changing chain-link fence to a wood fence to match what they just put up. Also putting an ornamental fence along the west end of the property and leaving the existing guardrail to protect the fence. They want to place a cutoff wall along the south corner of the property and replace a retaining wall on the property. They are also proposing to upgrade the catch basins on the property including putting in a new storm system to connect them. Mr. Polidori asked where does the run off go. Mr. Weber explained that all run off the will be contained within the property. Mr. DeMarco asked if there was going to be any landscaping along Roadoan. Mr. Weber stated that with the topography in that area it does not allow. They are going to do beatification to the area with the fence. Mr. DeMarco asked if they were planning to begin this year. Mr. Weber explain Aldo wants them to start tomorrow if approved. They are going to phase it so it does not interrupt business as much as possible. After further discussion, **Motion** by DeMarco, second by Polidori to **APPROVE** the request from Matthew L. Weber, P.E. for an amendment to the parking lot plan approval from May 7, 2015 at 8459-8475 Memphis Ave P.P. # 432-24-001 Docket # 4-2017-1. **Vote Resulted:** *To APPROVE:* Yes: Gallagher, DeMarco, Oper, Ryan Shockey, Polidori. No: None. (**APPROVED**)

Mayor Gallagher asked if there was any other business that will come before the board. Mr. Weber

said he had a project coming in to the Key Bank area just west of the Wild Ginger and East of the Key Bank Offices. They are looking to build a Hilton series hotel in two parcels on about 2 acres. It will be a 4 story building with about eighty units in it. The building would be around 41 feet height the only zoning problem he sees is that there will be parapets on the top covering around 25% percent of the building they will be about 44 feet high. This will cause a 2 feet height variance. They will meet all zoning, setbacks, parking, civil engineering, stormwater management and planning requirements. He will be bringing preliminary plans for approval in two weeks but since he was given a green light and he was here he thought he would give the Planning Commission some information before then.

There being no further business, **Motion** by Gallagher, second by Ryan Shockey to adjourn. **Vote Resulted:** *To adjourn:* Yes – Gallagher, DeMarco, Oper, Ryan Shockey, Polidori No: None.
(Meeting Adjourned)



Dawn Neal, Secretary



Mayor Katie Gallagher, Chair