

PLAINFIELD PLAN COMMISSION

July 13, 2021

6:30 p.m.

Mr. Slavens: Good evening. I'd like to call to order the July 13, 2021, Plainfield Plan Commission.

ROLL CALL/DETERMINATION OF QUORUM

Mr. Slavens: Mr. Secretary, could you do roll call please?

Mr. Klinger:

Mr. Philip – here

Mr. McPhail – here

Mr. Brandgard – here

Mr. Smith – here

Mr. Kirchoff – here

Mr. Bahr – here

Mr. Slavens – here

Everyone is present and accounted for.

Mr. Slavens: Thank you

PLEDGE OF ALLEGIANCE

Mr. Slavens: If you all could please join me in the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Slavens: Next on the agenda is the approval of the minutes from the Plan Commission on June 24, 2021.

Mr. Philip: I move we approve the minutes as submitted.

Mr. McPhail: Second

Mr. Slavens: We have a motion from Rich and a second from Kent; all in favor please say aye.

(All ayes)

Mr. Slavens: Any opposed?

(Brief pause)

Mr. Slavens: Thank you

PUBLIC HEARING GUIDELINES

Mr. Slavens: Tonight, there are three items up for public hearing. All interested parties will be provided the opportunity to be heard at the hearing, either in person or through a means of electronic attendance and participation that will be made available in light of the Covid-19 conditions. If you are online, we are asking you to place it into the comments on the Facebook LIVE feed. If you are in the room, please step up to the mic when it's your chance and state your name and address and sign the piece of paper that's there for sign in, as you come up to discuss.

OATH OF TESTIMONY

Mr. Slavens: Mr. Daniel, if you could deliver the Oath of Testimony.

Mr. Daniel: Anyone expecting to testify before the Plan Commission, please stand and raise your right hand.

(Mr. Daniel administers the Oath of Testimony)

Mr. Daniel: Thank you

Mr. Slavens: Thank you Mr. Daniel.

PUBLIC HEARINGS

Mr. Slavens: First item up for petition of public hearing is DP-21-061 – Carr Office Building. Kevin?

Mr. Whaley: Good evening. This petition is for architectural and site design approval for a proposed 8,000 square foot office building located at the corner of Clarks Creek Road and Crown Plaza Boulevard. As you can see the site is highlighted on the screen and is just over an acre in size. The proposed office building will essentially mirror the one that you see located to the south on the south side of Crown Plaza Boulevard. It's going to have a little bit of a different architectural treatment, but the applicant will address that when they come up and give an overview of the petition. The site is currently zoned General Commercial; you can see it's General Commercial to the north and south as well. And then we do have R-6: High Density Residential to the west and to the east. You can see that office building that we just mentioned located to the south; there is a mobile home community to the north, and as the staff report noted, there are some units that are currently encroaching on this property, so those encroachments are occurring within an encroachment easement located at the north end of the site. We did have this reviewed by the staff at the Plainfield Fire Territory to make sure that the building would not pose any issues with respect to fire code, and they did give their sign off on that. And then to the east you do have the Crown Plaza Apartments, and to the west you've got Kinnley Court which is also multi-family. At this point in time, Ryan Lindley with Banning Engineering is here to present the project.

Mr. Lindley: Thank you Kevin. Ryan Lindley, Banning Engineering, 853 Columbia Road, here in Plainfield. Kevin did a great introduction here. Kevin introduced the location; I think everybody's aware of where we're at here. Mr. Carr is also here with me tonight, by the way. I do have some building materials if you guys would like to see those. The brick is pretty close to matching the other building; the building does have canopies very similar to the existing one on the south side of the road. Is anybody interested in the materials/colors?

Mr. Slavens: I think we're good, thank you.

Mr. Lindley: Some of the items that staff brought up: one was the pedestrian connection to the existing sidewalk along the south side of Crown Plaza Boulevard. We have provided that; you can see it's over on east side of the site here and it connects up to the building sidewalk. One unique item that we ran into here, with R-6 to the east and to the west of us, that made additional landscaping required. Once we started trying to cram all the landscaping onto this particular lot it looked very much different and very much out of place with the surrounding development. So, what we proposed, and the DRC I believe accepted our proposal, is to distribute, keeping the same plant value that is required in this particular case, but distribute it throughout Crown Plaza – it's kind of hard to make out the yellow plantings – spread it out throughout Crown Plaza there. Those would be the plantings that would be required on this particular development, but we

push them in key places that – some open areas to distribute them more evenly. Building elevations: these turned out kind of dark, you really need to zoom in; the color looks more like the trash enclosure because it's at a larger scale. Other than that, I really have no other items to point out – oh, except for one: parking. Item 12 in the staff report mentioned signage; Mr. Carr does want to keep the option of signage. It would be a monument sign, meeting the sign ordinance. He currently does not have control over the existing signs, but he does want an option to be able to put in a sign at a later date, and of course that would go through staff for approval. I'm happy to entertain any questions.

Mr. Smith: If you do have the samples, could you just show us which one that is?

Mr. Lindley: Sure

Mr. Smith: This is not identical to the one across the street?

Mr. Lindley: Not exactly

Mr. Smith: But similar?

Mr. Lindley: It's thatched brick

Mr. Smith: Right, right.

Mr. Lindley: It's a little bit different shade but it's pretty close.

Mr. Smith: Design Review just didn't want them to clash, that's all.

Mr. Lindley: Right

Mr. Smith: Thank you.

Mr. Lindley: You're welcome.

Mr. Slavens: Questions?

(Brief pause)

Mr. Slavens: No questions at this time; thank you Ryan.

Mr. Lindley: Thank you

Mr. Slavens: Do you have anything additional Kevin?

Mr. Whaley: I'm going to switch back to the staff presentation. So, as Ryan mentioned, there are several planting materials that they are proposing to relocate over to the Crown Plaza Apartments and here's a version of what you just saw in Ryan's presentation. I don't know if it

shows any better but there are several planting materials represented with yellow circles on this drawing, and I believe all told there's about nineteen different plants that would get moved, and the chart up at the top shows you what that plant unit value would correspond to. And they are meeting the landscape ordinance with respect to the total plant unit value in terms of materials that would be required. But again, they're asking for a waiver because they want to relocate some of those materials. Typically, we would do an alternate landscape plan if they were able to take some of those materials and move them to a different part of the site, but because this is a different property it would be a waiver instead of an alternate landscape approval. And again, that is something that the Design Review Committee did support. As a result of that we did propose a condition. The first part of the language is fairly common, "Substantial compliance with the development plan file as of July 13" but then we also added the "including compliance with the redistribution of required plant materials as shown on sheet L101." Which is provided in your materials. That's all that staff has.

Mr. Slavens: Thank you Kevin. This is listed for public hearing; first we'll go to Kim, any comments or anything online?

Ms. Robinson: No.

Mr. Slavens: Okay, no problem. Anybody in the room want to come forward and speak for or against the petition?

(Brief pause)

Mr. Slavens: Seeing none, we'll close it for public hearing and go to the Commission for any sort of comments, questions, or discussion.

(Brief pause)

Mr. Slavens: Or a motion. I don't think that there's anything – I think that their landscape plan is reasonable, given the considerations...

Mr. Philip: Yeah, it's reasonable when you consider it's the last lot being developed in that area. Some of it's been developed decades before that and there are some differences, right?

Mr. Slavens: Yep

Mr. Philip: All right, I have a motion Mr. President.

Mr. Slavens: Yes sir.

Mr. Philip: I move that the Plan Commission approve the requested landscaping waiver finding that:

1. The requested waiver represents an innovative use of building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties;
2. The requested waiver is consistent with and compatible with other development located along the Gateway Corridor or within six hundred (600) feet of a residential District; and
3. The requested waiver is consistent with the intent and purpose of the Plainfield Zoning Ordinance.

Mr. Slavens: Okay, we have a motion from Mr. Philip, so we have a second?

Mr. Smith: Second

Mr. Slavens: Second from Mr. Smith. Mr. Klinger, if you could do roll call, please.

Mr. Klinger:

- Mr. Philip – yes
- Mr. McPhail – yes
- Mr. Brandgard – yes
- Mr. Smith – yes
- Mr. Kirchoff – yes
- Mr. Bahr – yes
- Mr. Slavens – yes

The landscape waiver for DP-21-062 is approved.

Mr. Slavens: Thank you

Mr. Philip: So, Mr. President, I have another motion. I move that the Plan Commission approve DP-21-061 as filed by Robert R. Carr Properties, Inc. requesting Architectural Site Design approval for an office building on a site zoned GC: General Commercial within 600 feet of a residential district finding that:

1. The Development Plan complies with all applicable Development Standards of the District in which the site is located;

Mr. Jones: Thank you Mr. President. The next item, for Primary Plat 21-062 is for a one lot Primary Plat approval located at 603 West Main Street. You probably will remember this; it was before you as a development plan in February and did receive approval at that time. They are appearing back before you this evening for the Primary Plat. It is on a 1.44 acre piece of property located just east of McDonald's on West Main Street, bordered on the north by Main Street and south would be Vestal Road. Vestal Road would be, if you'll recall, where the ingress/egress will be coming from; no ingress/egress from Main Street. At this time, everything's been submitted; there are some items that will be provided with the Secondary Plat. In that area to the south, a little boot off to the east there, that runs along the north side of vestal, there's some desired drainage issues, pretty challenged as far as the typography, and staff has asked that a drainage easement be provided before the Secondary Plat. You'll also notice in the staff report there was a repeat, or reaffirmation of a condition, that was condition #4; that deals with the cross access easement. The ordinance requires cross access easement across properties, commercial properties, from parking lot to parking lot. Due to the constraints of the site and some of the peculiar situations with this and the development plan, the language of that condition is one that we would maybe desire to work out as development occurs at this site, so we can get a better idea of how it develops out and what kind of intensity they might have or not have, as well as how the lot to the east may in fact develop. Here you can see, this is the Primary Plat itself; it gives you a pretty good idea of how site would work within the lot lines itself. That concludes any preliminary comments. If you have any questions, we're available, and Scott Singleton, Transportation Director is also available if you do have any questions about the access to the site or the cross access easement.

Mr. Slavens: Thank you Terry. I believe the petitioner of this is online. Is the petitioner online? Would you like to say anything additional to what Terry has offered?

Mr. Rench: Yes, I'm Tony Rench with Innovative Engineering – am I coming through okay?

(Brief pause)

Mr. Rench: Hello?

Mr. Slavens: Can you hear us okay? I think you're on mute maybe, or at least we can't hear you sir.

Mr. Rench: I can hear you. I'm reading, can you not hear me at all?

Mr. Slavens: Can't hear you yet. We can see you talking, so maybe we have difficulties in the room here.

Mr. Rench: Okay, give me just a moment.

(Brief pause)

Mr. Rench: Does that work any better?

(Brief pause)

Mr. Rench: No

(Brief pause)

Mr. Slavens: He's not muted, no.

Mr. Rench: I am going to log off and log back in.

(Brief pause)

Mr. Rench: Is this any better? Hello? Can you hear me?

Mr. Slavens: We cannot hear you. We can see you and read your lips, but I think it's definitely in the room sir.

Mr. Rench: Oh, no. well, I don't know what to do.

(Brief pause)

Mr. Rench: Is that any better?

(Brief pause)

Mr. Slavens: Is there a number to give to Tony to call in?

Mr. Slavens: Tony, do you see a phone number which you can all into?

Mr. Rench: No, I do not.

Mr. Slavens: No? Okay.

(Brief pause)

(Commission discusses phone number)

Mr. Slavens: Tony, can you hear me?

Mr. Rench: Yes, I can.

Mr. Slavens: Okay, here's a number for you: 877-422-8614. You'll be asked to put in a room number...

Mr. Rench: Yes

Mr. Slavens: That room number is 9911021#. And if you're asked to put in more numbers, 2561#. I'm out of numbers.

Mr. Rench: Can you hear me now?

Mr. Slavens: I cannot hear you yet.

Mr. Rench: Can you hear me at this point?

Mr. Slavens: Yes, can you hear us?

Mr. Rench: (Double audio) All right, I apologize for the technical difficulties. Well, after Terry's presentation, I don't have a lot to add unfortunately. (inaudible) in compliance with the ordinance. It is a one lot subdivision, we're not subdividing anything, truly. The drainage easement requested by the town (inaudible). (inaudible) the applicant fully will comply with the town with this in the future as the development occurs in the future. With that, I'm open to entertain any questions, and request your approval.

(Inaudible conversation)

Mr. Slavens: Can you talk to us through your phone now?

Mr. Rench: Yes, I can. Can you hear me?

(Brief pause)

Mr. Rench: Can you not hear me still?

Mr. Slavens: Okay, Tony, can you hear us?

Mr. Rench: Yes, I can. I don't think it's my phone and my computer. Am I muted in your system somewhere?

(Brief pause)

Mr. Slavens: Do you have his phone number Terry? Tony, we're going to call you on the phone and see if we can get that to work better.

Mr. Rench: Okay

(Phone call is made)

Mr. Rench: Good evening. So, can everyone hear me now?

Mr. Slavens: Yes

Mr. Rench: Wonderful. Well, after all those technical glitches – I don't have a lot to add believe it or not. Like Terry said, he gave a pretty accurate introduction, it's a one lot subdivision, we're simply bringing the site into compliance. We are adding a drainage easement at the southeast corner, which you can see on the Primary Plat as IDUE – Irregular Drainage and Utility Easement. We are adding an access easement at the northwest corner of the site, variable access easement for pedestrian traffic, and both of those were per town staff requests. Outside of that there's really been no changes. The applicant is fully aware that we have access obligations in the future should the site adjacent to us become developed; we'll comply with that, so no surprises there. With those minor comments, we thank you for your time, we are happy to entertain questions, and request your favorable approval.

Mr. Slavens: Well, first of all, thank you for your patience; thank you for working with us. Any questions or comments from the Commission?

(Brief pause)

Mr. Slavens: After all that sir, no questions at this time, so we'll turn it back over to staff for any additional questions.

(Brief pause)

Mr. Slavens: This is listed as a public hearing, did anybody online speak for or against this? Anybody in the room that would like to speak for or against this petition?

(Brief pause)

Mr. Slavens: Seeing nobody coming forward we'll close it for public hearing and back to the commission for further discussion.

(Brief pause)

Mr. Slavens: I think the conversation before was worrisome about the traffic more than anything, but I think Scott, you addressed those before. Any additional concerns, anything like that around traffic on this?

Mr. Singleton: (not at the mic) (inaudible)

Mr. Slavens: Okay, thank you. Any further discussion from the Commission? Questions?

(Brief pause)

Mr. Slavens: It's a Primary Plat, pretty self-explanatory. Okay, if there's no further discussions, need a motion please.

Mr. Philip: I move that PP-21-062 Primary Plat petition filed by Innovative ECI for Wade's Xpress Wash be approved finding that:

1. Adequate provisions have been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and,
3. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

And that such approval shall be subject to the following condition(s):

1. Compliance with the Town Standards, including but not limited to: Plainfield Ordinance 01- 2019 regarding Floodplain Management; Plainfield Ordinance Nos. 12-2015 and 06-2017 regarding Sewage Works; Plainfield Ordinance No. 17-97 regarding Drainage; Plainfield Ordinance No. 19-97 regarding Municipal Waterworks; and Plainfield Ordinance No. 18-97 regarding Access Permits.
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. Substantial compliance with the primary plat submitted file dated July 13, 2021.
4. Petitioner agrees to allow the recording of a future ingress/egress easement for a drive connection to Vestal Road, at the request of the Town and at no cost to the Town. The commitment is intended to ensure that all parties will cooperate on a reasonable solution in the future, once there is more clarity on future proposed improvements. In the event the Town and owner cannot agree on the then new access the owner shall comply with the then recommendations of the Town

Mr. Slavens: We have a motion from Mr. Philip. Do we have a second?

Mr. McPhail: Second

Mr. Smith: Second

Mr. Slavens: We'll give it to Mr. McPhail. We have a motion from Mr. Philip and a second from Mr. McPhail. Mr. Klinger, if you'll do roll call, please.

Mr. Klinger:

Mr. Philip – yes

Mr. McPhail – yes

Mr. Brandgard – yes

Mr. Smith – yes

Mr. Kirchoff – yes

Mr. Bahr – yes

Mr. Slavens – yes

PP-21-062 is approved.

Mr. Slavens: You're approved Tony, thank you so much for your patience, and thank you for everything.

Mr. Rench: Thank you for your time gentlemen.

Mr. Slavens: Have a good evening.

Mr. Rench: You too.

Mr. Slavens: The last item up for public hearing is DP-21-063. Kevin?

Mr. Whaley: The reason that this project is being brought to you tonight is because it requires a waiver. The elevations do include some metal and we do have some material samples here for you tonight; it will include this metal siding system that you see on part of the building, and there's also a wood-look, wood texture, or metal batten system that the applicant is proposing to use. Because of the material being metal, it does require a waiver from the Plan Commission, so that's why this had to come through you guys tonight. The applicant is here to talk about the project in detail, and I think specifically address one of the concerns from the DRC. Once that presentation is complete, we'll come back up and talk about the conditions that we included in the staff report.

Mr. Slavens: Thank you Kevin. Petitioner, if you would like to come forward. Good evening.

Mr. Stambaugh: Good evening gentlemen. My name is Bill Stambaugh, I am a local architect for McDonald's. My office is located at 609 Massachusetts Avenue in Indianapolis. I've been doing work for McDonald's for about 30 years; I am not a McDonald's employee, although I feel like it sometimes. What I wanted to talk about – and I believe – and McDonald's is kind of a funny animal to do business with. They kind of keep their architect on a need to know only basis, so my understanding is that this project has been up before you before and was sent back for some

further tweaking – but I’m getting a look like maybe that wasn’t the case; maybe that was before staff, before it was before you. Like I said, I don’t have all of the information on that, but my understanding is the recommendations, we have met those and there was a staff review last week that I listened in on – we did not participate in it. By the way, Mike Martin who is the actual petitioner applicant is listening in with the audio, so he can jump in if I miss anything. I believe that there was a favorable response the second time, or third time around, however many times it’s come before staff, leading us to believe that we have met the conditions as requested. There was, from my understanding, a condition that I wanted to address just really quickly. A summary of what we’re doing, as the gentleman already stated, is an exterior remodel primarily. I think that’s the part you’re concerned with. It’s exterior and interior but... They are converting the PlayPlace into dining, but from the outside it’s going to look, going to have the same volume but it’s still getting all the same new finishes that you see here before you. Concrete block, of course is already on the building and it’s going to be painted a gray color. There’s about equal proportion between the metal siding and some synthetic stucco that will be covering the building. You can see the rendering up there that shows the different materials. The main thing I wanted to talk about today/tonight is – my understanding is, and again, I apologize for being a little vague on this but one of the conditions – and I don’t know if this is the time to talk about that, or whether the staff has conditions that they present and then I respond?

Mr. Slavens: Please, I think we’re aware of most of the conditions so... (Audio goes out momentarily)

Mr. Stambaugh: All right. One of the conditions – and we’re favorable to the other, which was to have the roof ladder painted a neutral color to match the building color; we have no issue with that – was to omit the lighting, the downlighting that washes the top of the metal bands. You can see in the rendering at the top, it’s LED lighting; it’s about 5 Watt per linear foot, so not very bright. We would like to request that that remain. And the reason for that – and I’ve got some paper copies but if that’s working fine for everyone, however you want to do it, of some photographs that I put together – so, exhibit one shows the McDonald's design overview and I highlighted down towards the bottom, the second line from the bottom or whatever point from the bottom, “inviting warmth”; that’s really the thing that I wanted to hit on. You know, 30 years ago, or even 20 years ago, I never envisioned myself standing in front of a board talking about the architectural merits of a McDonald's, but they have made big strides in the last decade, making an effort to go more from a children’s palace to more of an adult-looking, more of an adult themed restaurant as far as – or I should say grown-up; you’ve got to be careful with the word “adult” – and part of that is, a very integral part of this new design are these new battens and the warmth that they convey. So, in an effort to be a better neighbor and to not just be another bright light along the street, McDonald's has done, really, I thought, a good job of with their exterior lighting, and I think that taking those lights out is going to really take away from the nighttime effect of those warm battens; you can see them clearly in the daytime. I’ve got a photo, I think it’s exhibit two if you go back, of a current McDonald's that’s on the south side of Indianapolis. So, this is a McDonald's on Southport Road down near Franklin Central – you know, maybe I should pass these out here in just a minute – but you can see – this is an actual photo; I

just took this last night. I drove down there and took these photos – you can see that the LED lights with the wood battens are not very bright. I took a photo from a distance because they don't shine out, they don't, you know, it's not like a neon strip that you'll see from a distance; it really is to wash the wood battens. Their only highlight, if you will, is that golden arch. I think they've come to the realization that that's really all you need to tell people it's a McDonald's. The rest of it really is to enhance the look of the rest of the building. So, that's exhibit two. This is just to put the McDonald's in context; so, then I drove over here to Plainfield last night – you can see it took a while to come over here; quite a bit darker now – but these are just some other restaurants, just within a quarter mile of the McDonald's; quite a bit brighter actually, than the McDonald's will be. Then I also drove over to Perry Crossing, and there's a couple of other stores up there along Washington, or East Main; the lower two are there at Perry Crossing. This is probably more in line with what McDonald's is trying to accomplish. So, that is really what I wanted to present; is just a request to keep the LED lighting, the wall washers, on the wood battens. If you want to see more clearer pictures, I've got some – I can hand these out if anybody is interested in seeing it, or if you've seen enough up on the screen...

Mr. Slavens: I think the screen was good for us.

Mr. Stambaugh: Okay

Mr. Slavens: Appreciate it.

Mr. Stambaugh: Yep. I think that's really all I had. If there's any questions or you want to...

Mr. Slavens: Any questions right now for Bill?

(Brief pause)

Mr. Slavens: No, no questions right now; thank you Bill.

Mr. Stambaugh: Okay, thank you.

Mr. Slavens: Kevin, back to staff.

Mr. Whaley: So, as Mr. Stambaugh indicated, the Design Review Committee had listed, as one their recommendations, the lighting that you see circled on this rendering be removed from the building. Obviously, that is just a recommendation from the committee; the lights that the applicant has proposed do appear to meet the ordinance, which requires that any exterior lighting on the building be shielded and screened from the public right-of-way, and based upon what you see, at least with the lighting cutsheet proposal, it looks like that would be accomplished with the material that they're showing there. It looks like the filament of the light bulb would be behind that shielding, so it would not be visible from the public right-of-way. If you decide to eliminate that condition and allow the lighting, what we would do is see what

happens after construction and make sure that that's in compliance, and if there's an issue, contact the property owner and have them resolve that issue.

Mr. Kirchoff: Does it violate the standards?

Mr. Whaley: It does not violate the standards, but it was a design recommendation, yes, that's correct.

Mr. Smith: (microphone not on) (inaudible)

Mr. Whaley: Yeah, and we included the condition in the report; again, that's something you would decide whether or not you want to incorporate that into the motion, but we wanted to make sure we had the language in there in case you did wish to do that. As Mr. Stambaugh indicated, the other recommendation from the committee was that the exterior ladder be painted to match the building so it doesn't get painted a bright color and stand out, and I've circled that on the elevation so you can see where that is in relation to the side of the building. And then here are the proposed conditions related to the ladder system, as well as the accent lighting. That's all that staff has.

Mr. Slavens: Thank you Kevin. This is listed as a public hearing; Kim, anybody online? Okay, would anybody in the room like to come forward and speak for or against this petition?

(Brief pause)

Mr. Slavens: Seeing none, we'll close it for public hearing and turn it back over to Commission for further discussion.

(Brief pause)

Mr. Slavens: I think that I'm okay with the light proposal, given the details – and thank you Bill, for clarifying for us the expectations for it.

Mr. Smith: (microphone not on) I personally saw it as a beneficial. (inaudible) allows the to have much better (inaudible).

Mr. Slavens: Okay, okay. Ready for a motion.

Mr. Kirchoff: Mr. President, - I move that the Plan Commission approve the requested Building Materials waiver finding that:

1. The requested waiver represents an innovative use of building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties;

2. The requested waiver consistent with and compatible with other development located along the Gateway Corridor or within six hundred (600) feet of a residential District; and
3. The requested waiver is consistent with the intent and purpose of the Plainfield Zoning Ordinance.

Mr. Brandgard: Second

Mr. Slavens: We have a motion from Bill and a second from Robin. Andrew?

Mr. Klinger:

Mr. Philip – yes

Mr. McPhail – yes

Mr. Brandgard – yes

Mr. Smith – yes

Mr. Kirchoff – yes

Mr. Bahr – yes

Mr. Slavens – yes

The materials waiver for DP-21-063 is approved.

Mr. Slavens: Okay

Mr. Kirchoff: Secondly, I move that the Plan Commission approve DP-21-063 as filed by State Permits Inc. for McDonald's requesting Architectural Site Design approval for renovation of a drive-thru restaurant on a site zoned GC: General Commercial within a Gateway Corridor finding that:

1. The Development Plan complies with all applicable Development Standards of the District in which the site is located;
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted;

4. The proposed development is appropriate to the site and its surroundings; and,
5. The proposed development is consistent with the intent and purpose of this Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the development plan file as of July 13, 2021.
2. The exterior ladder system shall be painted to match the surrounding building materials.

Mr. Philip: Second

Mr. Slavens: We have a motion from Mr. Kirchoff and a second from Mr. Philip. Mr. Klinger, if you'll do roll call, please?

Mr. Klinger:

Mr. Philip – yes

Mr. McPhail – yes

Mr. Brandgard – yes

Mr. Smith – yes

Mr. Kirchoff – yes

Mr. Bahr – yes

Mr. Slavens – yes

DP-21-063 is approved.

Mr. Slavens: Thank you. That's all for public hearing; Kevin, staff, anything else?

OLD BUSINESS/NEW BUSINESS

Mr. Whaley: Nothing further from staff this evening.

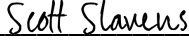
ADJOURN

Mr. Brandgard: I move to adjourn


Mr. Slavens: We have a motion; do we have a second?

Mr. Kirchoff: Second

Mr. Slavens: Second; thank you.

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Scott Slavens, President

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Andrew Klinger, Secretary