



## Planning Commission Minutes – April 11, 2007

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Members Present: Commissioners Ms. Laurie Gere, Mr. Clay Leming, Mr. Marty Laumbattus, Mr. Burtis Rasco, Mr. Larry Nelson, and Ms. Lin Folsom

Staff Present: Ian Munce, Planning Director; Don Measamer, Assistant Director of Planning; Fred Buckenmeyer, Director of Public Works

The Chair, Ms. Laurie Gere called the meeting to order at 7:30 p.m. in the Municipal Building Council Chambers. The minutes of March 28, 2007 were approved as written.

### **Correspondence**

There was no correspondence other than correspondence related to items on the agenda.

### **Old Business**

#### **Open Record Public Hearing (reconvened) – T- Mobile Conditional Use – Planning Commission Questions/Deliberation/Recommendation Only**

Ms. Laurie Gere introduced the T-Mobile Conditional Use application. Mr. Ian Munce, Planning Director, explained that the hearing is closed for new public comment. However, the Commission can address questions to the applicant or members of the audience. Mr. Don Measamer, Assistant Director of Planning, reminded the Commission that the proposed pole is generally located at 2201 “H” Avenue, and would stand 116 feet in height. He then presented an overhead drawing showing two locations of the tower, a preferred location, and the original proposed location requested by the applicant. The preferred location for the tower would be within the existing trees to create a buffer.

After further discussion and review, Mr. Leming moved that the Conditional Use be denied as the proposed location of the tower would not be compatible with the surrounding residential neighborhood. The motion was seconded by Commissioner Laumbattus. Vote: Ayes: Mr. Leming, Mr. Laumbattus, and Mr. Nelson; Nays: Mr. Rasco, Ms. Gere, and Ms. Folsom.

#### **Continued Open Record Public Hearing – Welch – Conditional Use – Wetland Buffer Encroachment**

The Chair, Ms. Laurie Gere, introduced the continued open record public hearing to consider a conditional use wetland buffer encroachment/mitigation on the Welch property. Mr. Don Measamer, Assistant Director of Planning, explained that the proposed site is located at 8957 Stevenson Road. The applicant is proposing to construct three buildings on site. The overall buffer encroachment area is approximately 913 square feet and is mitigated with added buffer and plantings.

In answering a question from Commissioner Gere, Mr. Measamer explained that the applicant is proposing to provide the required amount of parking spaces per ordinance. Commissioners

Rasco and Laumbattus expressed concern relative to adequate driving access around the buildings. With that, the Chair, Ms. Laurie Gere, opened the continued public hearing.

Mr. Ross Barnes, 1004 7<sup>th</sup> Street, read to the Commission a few sections of current ordinances. He then suggested that mitigation could better be provided off site or else that square foot of the Building A be reduced. There were no further comments. The Chair, Ms. Laurie Gere, closed the public hearing.

Commissioner Laumbattus stated that he was pleased with the amount of plantings and enhancement of the buffer.

After discussion, the Planning Commission recommended to City Council approval of the conditional use with added language to Condition No. 7 to read: “The outdoor lighting shall be directed way from the wetland and wetland buffer”. This action was taken on a motion by Commissioner Laumbattus, seconded by Commissioner Folsom, and passed unanimously.

### **New Business**

### **Open Record Public Hearing: Conditional Use – Park Department – Pennsylvania Avenue Park – Wetland Encroachment**

This item has been postponed until further notice.