

PLANNING COMMISSION REGULAR MEETING MINUTES

FEBRUARY 28, 2023

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I. Regular Meeting

Call to Order:

Pursuant to due call and notice thereof, the Regular Meeting of the Planning Commission was held on February 28, 2023. Chair Kenninger called the meeting to order at 6:30 p.m. with Commissioners Kenninger, Marlow, Reed, Rivera, Powell, Thiagarajan, and Hebert present. Also, in attendance were Community Development Director Kienberger, Senior Planner Nemcek, Planner Hogan and Community Development Technician Rooney.

The Pledge of Allegiance was said.

Additions to Agenda: None.

Audience Input: None.

Consent Agenda:

4.a. Approval of the January 24, 2023, Regular Meeting Minutes.

MOTION by Powell.

Second by Reed.

Ayes: 7. Nays: 0.

4.b. Request by Scannell Properties #637, LLC . for approval of Final Plat for an outlot that will contain road right-of-way for an east/west road extending from Conley Avenue to Driver Avenue.

MOTION by Powell.

Second by Reed.

Ayes: 7. Nays: 0.

New Business:

5a. Request by Lifetime Fitness Lease Company, LLC. for final plat approval.

Senior Planner Nemcek provided a presentation. The site is located in the Northeast quadrant of the intersection of Akron Avenue and County Road 42 and is 28 and ½ acres in size.

Commissioner comments:

Chair Kenninger asked about the reduced size in the building than was seen in previous site plans.

Senior Planner Nemcek noted that the applicant has indicated in conversations with staff that the level of amenities would remain the same and that the reduced footprint is a result of more efficient use of space.

Chair Kenninger also the parking required now meets city code, which staff confirmed.

Commissioner Reed asked about the adjacent lots and what the plans were for those areas. Staff explained that those parcels were guided and zoned for commercial development.

Commissioner Reed also inquired about the engineering notes. Senior Planner stated that the comments provided by the engineer were to ensure that the trail located along the internal private roadway would be constructed concurrently with the roadway rather than waiting until development occurred elsewhere on the site.

Commissioner Reed asked about the consideration to provide bike station requirements. Senior Planner noted that the City does not require any bike parking stalls in the code. The applicant stated that the most up to date plan set include bicycle facilities.

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Commissioner Thiagarajan asked about the landscaping requirements, and staff provided a brief description of the landscaping plans that were approved as part of the site plan review approved in 2022.

Commissioner Marlow indicated that because he recently took a position with LifeTime Fitness he would be abstaining from the vote.

MOTION by Reed to close the public hearing.

Second by Hebert.

Ayes: 6. Nays: 0. Abstain: 1. Motion Passes.

Discussion: Community Development director noted there was no further discussion from City Staff to note.

Adjustment on next meeting

Note

Adjournment: There being no further business to come before this Commission, Chair Kenninger adjourned the meeting at 6:43 pm.

Respectfully submitted,

Riley Rooney, Community
Development Technician