

PLANNING COMMISSION MEETING MINUTES
Tuesday, July 24, 2012 @ 7:00 p.m.

MEMBERS PRESENT: Sherri Neff, Lew Kasselmann, Merle Parks, Jason Krone, and Robin Neal
MEMBERS ABSENT: Craig Stephan and Dave Pierce
PRESENT: Don Slone, AICP, CFM, Planning Director
Terry Barlow, Departmental Administrative Assistant
Mike Novak, P.E., City Engineer

Chairman Parks called the meeting to order at 7:03 p.m. and asked for a roll call. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the May 15, 2012 Planning Commission meeting. Commissioner Krone made a motion to approve the minutes as written with a second from Commissioner Neff. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for a vote. The minutes were approved as written.

NEW BUSINESS

Chairman Parks introduced **Item No. 2: Site/Landscape Plan: ST-12-101: "Maple Ridge"** located at 515 E. Morse Avenue. Requested by Matt Schlicht, P.E., Engineering Solutions for MRE Capital, under contract from Quad J Holdings, LLC, property owners of record. The site/landscape plan is being submitted in order to convert the former mixed use apartment/office complex into an age restricted senior housing apartment complex within the existing building.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions in the Staff report. The Planning Director informed the Planning Commission that there had been a variance requested to change the minimum number of off-street parking spaces from the required two (2) spaces per dwelling unit to one and one half (1.5) per dwelling unit. The variance was heard and approved by the Board of Zoning Appeals during their public hearing held today, July 24, 2012.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Matt Schlicht, P.E., Engineering Solutions for MRE Capital**, stated that his clients were in agreement with all of the conditions listed in the Staff report and would be happy to answer any questions the Planning Commission might have for him.

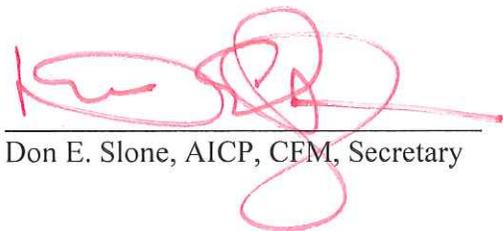
Chairman Parks asked if there were any further questions or comments from the audience or the Planning Commission. Seeing none he asked for a motion. Commissioner Neal made a motion to approve with the conditions listed in the Staff report with a second from Commissioner Krone.

Chairman Parks asked how many accessible units there would be and Mr. Sailler stated they would have a total of thirty-two units with two of the units being ADA accessible.

Chairman Parks asked if the Planning Commission had any further questions or concerns. Seeing none he called for a vote. Motion passed unanimously.

Chairman Parks welcomed Lew Kasselmann to the Planning Commission.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 7:10 p.m.



Don E. Slone, AICP, CFM, Secretary