

PLANNING COMMISSION MEETING MINUTES

Tuesday, August 28, 2012 @ 7:00 p.m.

MEMBERS PRESENT: Craig Stephan, Sherri Neff, Lew Kasselmann, Merle Parks, Jason Krone, Robin Neal 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 7:05 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 July 24, 2012 Planning Commission meeting. Commissioner Neal made a motion to approve the minutes as written with a second from Commissioner Krone. 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 5-0 with Commissioners Stephan and Pierce abstaining.

NEW BUSINESS

Chairman Parks introduced **Item No. 2: Election of Officers:** and asked for nominations for Chairman.

Commissioner Pierce nominated Merle Parks for Chairman with a second from Commissioner Neal. Chairman Parks asked if there were any further nominations. Seeing none he called for a vote. Motion passed 6-0 for Merle Parks to remain as Chairman of the Planning Commission

Chairman Parks asked for nominations for Vice-Chairman. Commissioner Stephan nominated Dave Pierce for Vice-Chairman with a second from Commissioner Neal. Chairman Parks asked if there any further nominations. Seeing none he called for a vote. Motion passed 6-0 for Dave Pierce to remain as the Vice-Chairman.

Chairman Parks asked for nominations for Secretary. Commissioner Stephan nominated Don Slone, Planning Director, as Secretary with a second from Commissioner Neal. Chairman Parks asked if there were any further nominations. Seeing none he called for a vote. Motion passed 7-0 for Don Slone, Planning Director to remain as the Secretary of the Planning Commission.

Chairman Parks introduced **Item No. 3: Site/Landscape Plan: ST-12-102: "Richland Apartment"** located at 13100 Richland Avenue. Requested by Daniel Foster, Schlagel & Associates for Guy Tiner, developer, under contract from Constance S. Djajich, Trustee for Shibley Living Trust, property owners of record. The site/landscape plan is being submitted in order to construct a proposed 24 unit, one and two-bedroom apartment complex.

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 stated that he had recommended reducing the number of trees from 48 to 24 trees; however, the Planning Commission will have to amend the zoning at a public hearing in order for that to happen.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Daniel Foster, Schlagel & Associates,** stated that his client was in agreement with all conditions listed in the Staff report. New plans will be submitted showing brick all around with conformity of brick and stucco to other buildings already in complex. His client is also in agreement with changing the number of trees that are needed.

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 along with changing the number of trees needed and the color pallet of the buildings with a second from Commissioner Stephan.

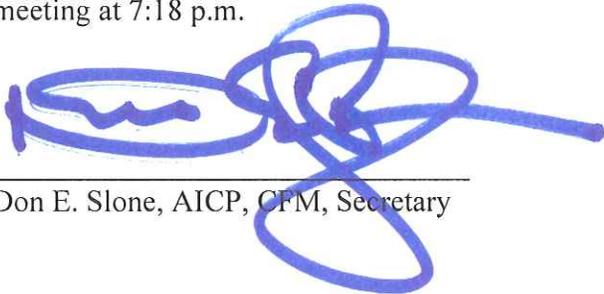
Chairman Parks asked if the Planning Commission had any further questions or concerns. Chairman Parks asked about the brick frontage and the fact that the color pallet was not consistent on all of the existing buildings. He asked Mr. Tiner if the new building would be the same brick as the existing ones and would the siding on the building to the north be the same as the new building. Mr. Foster indicated that are trying to get the brick to match as close as possible but since it has been some time since the existing buildings were built it may not match exactly and that the siding would be as close to the same color pallet as possible.

Commissioner Stephan stated that he wanted to see uniformity in the color of the buildings.

Commissioner Pierce asked about the different shades of green on the drawing. Mr. Foster indicated the different shades of green indicate the different types of shrubs and trees that will be used around the complex.

Chairman Parks asked if there were any further questions or comments from the Planning Commission. Seeing none he called for a vote. Motion passed unanimously.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 7:18 p.m.

A handwritten signature in blue ink, appearing to be "Don E. Slone", written over a horizontal line. The signature is stylized and somewhat messy, with several loops and a long horizontal stroke extending to the right.

Don E. Slone, AICP, CFM, Secretary