

Meeting Minutes
Scott County Planning and Zoning Commission
June 21, 2005
1st Floor Board Room, Administrative Center

Members Present: Paustian, Ewoldt, Ion, Jansen, Scheibe, and Kluever

Members Absent: Ridenour

Staff Present: Huey and Buck

Others Present: Three; including one applicants and two neighbor

1. **Call to Order** Chairman Ion called the meeting to order at 7:30 p.m.
2. **Minutes** Kluever noted that his name was missing from the members present listed on the June 7, 2005 meeting minutes. Ewoldt made a motion to approve the minutes from the June 7, 2004 meeting with the correction to show Kluever present at the meeting. Jansen seconded the motion.

Vote: 6-0 All ayes

3. **Site Plan Review** – Finishing Touch Custom Woodworks, Section 31, Butler Township

Ion read the notice and asked for staff's review. Huey said the request is to allow the construction of a retail cabinet and furniture fabrication and sales building, 50 foot by 140 foot in size on Lot 1 Giese's 1st Addition located in Park View. Huey showed the air photo and said the request is for a commercial building on this lot; zoned Commercial-Park View District (C-PV). Huey showed the site photos of the property. The proposed building meets the required minimum setbacks for front, side, and rear yards. Huey said the site plan does not show the parking area but the applicant has indicated that they proposed to have two driveways with a parking area along the entire front of the building. The site plan does not show any areas of outdoor storage. The Health Department and County Engineer had no comment or concerns with this proposed site plan said Huey. Notices were mailed to adjacent property owners said Huey and staff received no comments or calls on this request. Huey said the applicants were not in attendance due to a wedding.

Ion asked if anyone from the public would like to speak. No one spoke.

Ion asked for staff's recommendation. Huey said staff recommends that the Site Plan for a retail cabinet and furniture fabrication and sales building be approved with the following conditions:

1. That the required parking and circulation area for the building be hard surfaced, in accordance with the County Engineer's specifications, within one paving season of the completion of the building; and
2. That no outdoor storage of materials be permitted

Commission discussion took place. Ewoldt asked about the size of the building. Huey indicated that the main part of the building would be 50 foot by 140 foot but that there would be 20 foot by 72 foot addition on the back as shown on the site plan that was submitted. Kluever asked if there would be any large trucks serving this business and if so would they block Lincoln Avenue when unloading. Huey said the truck traffic for a custom woodworking shop would be minimal. Scheibe stated that previously there had been a similar business located in a building across the road and it operated without causing any traffic problems due to deliveries. Jansen made a motion to approve the site plan review with the conditions recommended by staff. Scheibe seconded the motion.

Vote: 6-0 All Ayes

4. **Site Plan Review** - Stanley Arnold Family Ltd Partnership, Section 25, Sheridan Township.

Ion read the notice and asked for staff's review. Huey showed the air photo of the property. Huey said the request is to allow construction of three 50 foot by 120 foot storage buildings. Huey showed the air photo and site photos of the property. He stated a previous request to rezone the portion of the property with the existing building to Heavy Manufacturing had been approved in 2003. That rezoning had a number of conditions related to the screening of outdoor storage that had not been met. Huey stated that this request was to build three storage buildings on the portion of the property zoned C-2 and directly adjacent to the highway right of way.

The applicant stated that the previous tenant had vacated the building and the motorcycle business was no longer operated there. However he said the salvaged motorcycle stored outdoors on the property were owned by the previous tenant and he had been advised that he could not remove them.

Ion asked if there were any comments from the public. Ken Bueker, a neighboring property owner, said he did not have any objections to the request.

Ion asked for staff's recommendation. Huey said staff recommends that the Site Plan for the three storage buildings be approved with the following conditions:

1. That prior to an issuance of a building permit all condition of the 2003 rezoning of the property be met,
2. The additional parking and circulation areas shown on the site plan meet the Scott County Engineer's requirements for hard surfacing within one paving season of the issuance of a building permit; and
3. That any outdoor storage of materials be screened with a solid fence a minimum of six feet in height.

Commission discussion took place. Ewoldt asked about access to the new buildings if it would be through the existing property. Huey said it would. Kluever asked where on the property outdoor storage would be permitted and where the screening fence would be placed. There was continued discussion on whether outdoor storage should be permitted.

Jansen made a motion to approve the site plan review with the conditions recommended by staff but to amend the condition to state that no outdoor storage would be permitted on the property but a screening fence along the west property line would still be required.. Scheibe seconded the motion.

Vote: 6-0 All Ayes

Huey thanked Bob Buck, Building Inspector, who had been taking minutes in Sherry Kononovs' absence. With no new business to come before the commission, the meeting was adjourned at 8:20p.m.