

PLANNING COMMISSION MEETING

June 11, 2013

7:00 P.M.

I. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Don Darby.

II. ROLL CALL

Members Present: Robert Diehl, Carolyn Ghantous, David Okum, Don Darby, Tom Vanover and Marge Boice

Members Absent: Richard Bauer

Others Present: William McErlane, Building Official

III. REPORT ON COUNCIL

(Mr. Vanover gave a brief summary of the June 5th, City of Springdale Council meeting.)

IV. MINUTES OF THE REGULAR MEETING OF MAY 14, 2013

Chairman Darby: We will ask for a motion to accept the Minutes of the May 14, 2013 Planning Commission meeting.

(Mr. Vanover moved and Mr. Okum seconded the Minutes be approved as written; with six "aye" votes from the Planning Commission Members present, the Minutes were approved.)

V. OLD BUSINESS

Chairman Darby: We have a request on the Conditional Use Permit Outdoor Seating at Mi Familia Restaurant, 318 Northland Boulevard. Since this is a Conditional Use Permit being requested, we have to convene the hearing. Anyone who will be speaking on this issue please stand and be sworn in.

(At this time Mr. Okum did swear in Mr. John Creasey, agent for the owners of the shopping center.)

Mr. John Creasey: We took to heart what everybody here recommended that we do thirty days ago; we have hired Lawn Systems out of Loveland to do a landscape plan showing instead of a deck, a patio; and go for either pavers or a concrete. We are looking at pavers right now because we think it will be a little more cost effective and more aesthetically pleasing to the shopping center. We do not have that finished and we would like to ask for a thirty day extension.

Mr. McErlane: I do not have comments but I did meet with the applicant the day after the last meeting and discussed some different alternatives.

Mrs. Boice: I am a little bit concerned, as you can see there is nothing else on our agenda. We all have commitments also and you have had four weeks and now you are asking for an extension and I am not sure how I am going to vote on that this evening. I might grant one more, but after that no more. I think that you have to understand that this is not our full time job here; all of these people are committed to other jobs and are busy people and have families, and this is the only item. When you are done here we are going to be walking out the door almost behind you. I

would want to encourage that if an extension is given that you have your “ducks in a row” for the next meeting or I am going to be the first one to move for no further continuance and then you are going to have to start all over again.

Chairman Darby: We are not a full panel this evening and any vote will require five affirmative votes.

Mr. Okum: I do not see anyone that looks like they want to speak; so I will move that the public portion of the hearing be closed.
(Mr. Vanover seconded the motion and with six affirmative votes from the Planning Commission Members present, the public portion of the meeting was closed.)

Mr. Okum: Mr. McErlane, if there is a revised plan from the applicant such as no deck if it is a patio, is it still a Conditional Use because it is a use in the front yard and would we be getting a revised plan when they submit because we are not going to have the issue of the wood deck in the front yard?

Mr. McErlane: Right; the applicant will be submitting new plans and we will be making revised comments.

Mr. Okum: So, you have a deadline for those plans to be in so many days prior to the meeting?

Mr. McErlane: Typically for re-submittals we require them to come in the day we would have re-submittals from new applicants, which in this case I believe is the 28th of June; it should be the last Friday in June.

Mr. Okum: So that is your timeline, you have until the last Friday in June.

Mr. John Creasey: O.K.

Mr. Okum: And I agree with Mrs. Boice and I understand that you didn't know you were going to be the only item on the agenda; legally we set the condition to continue the public hearing. Do you have any issues regarding that timeframe?

Mr. John Creasey: No.

Mr. Okum: I will move to continue the public hearing until the July Planning Commission Meeting.
(Mrs. Ghantous seconded the motion and with six “aye” votes from the Planning Commission Members present, the motion was accepted.)

VI. NEW BUSINESS

(No New Business presented at this meeting.)

VII. CHAIRMAN'S REPORT

Chairman Darby: As you can see there were two signs approved this past month.

VIII. DISCUSSION

Chairman Darby: Any items for discussion?

Mr. Okum: Is something going into Comp USA's old facility?

Mr. McErlane: Planet Fitness is going in there.

IX. ADJOURNMENT

Mr. Okum moved to adjourn; Mr. Vanover seconded the motion and the meeting adjourned at 7:10 p.m.

Respectfully submitted,

_____, 2013 _____
Don Darby, Chairman

_____, 2013 _____
Richard Bauer, Secretary