

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD JUNE 13, 2019

Agenda

PUBLIC HEARING: CAMP WHIMSY SPECIAL USE

CONSIDERATION OF AN APPLICATION FROM DOREEN BELTZ FOR A SPECIAL USE AND GENERAL LAYOUT PLAN TO ALLOW A CHILDREN'S BARN CAMP AND A LIMITED NUMBER OF SPECIAL EVENTS AS A TEMPORARY OUTDOOR EVENT PURSUANT TO SECTIONS 5.40 AND 49.220 OF THE TOWNSHIP ZONING ORDINANCE. THE SUBJECT PROPERTY ADDRESS IS 2582 SOUTH 6TH STREET IN THE RR RURAL RESIDENTIAL DISTRICT. PARCEL NO. 3905-28-430-041.

SITE PLAN REVIEW: O'REILLY AUTO PARTS

CONSIDERATION OF AN APPLICATION FROM MARKETPLACE DEVELOPMENT, LLC FOR SITE PLAN APPROVAL, TO BUILD A NEW O'REILLY AUTO PARTS STORE AT 6297 WEST MAIN STREET. PARCEL NO. 3905-14-405-054.

SITE PLAN REVIEW: BRONSON MEDICAL OFFICE

CONSIDERATION OF AN APPLICATION FROM BRONSON HEALTHCARE GROUP, FOR SITE PLAN APPROVAL TO BUILD A NEW MEDICAL OFFICE BUILDING AT 6210 WEST MAIN STREET. PARCEL NO. 3905-14-288-011.

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, June 13, 2019, commencing at approximately 6:00 p.m. at the Oshtemo Charter Township Hall.

ALL MEMBERS

WERE PRESENT:

Bruce VanderWeele, Chair
Ollie Chambers
Ron Commissaris
Keisha Dickason
Dusty Farmer, Secretary
Micki Maxwell
Mary Smith, Vice Chairperson

Also present were, Julie Johnston, Planning Director, James Porter, Township Attorney, and Martha Coash, Meeting Transcriptionist. Nine other persons were in attendance.

Call to Order and Pledge of Allegiance

Chairperson VanderWeele called the meeting to order at approximately 6:00 p.m. and invited those present to join in reciting the "Pledge of Allegiance."

Agenda

The Chair determined no changes to the agenda were needed and let it stand as published.

Public Comment on Non-Agenda Items

The Chairperson asked if anyone in the audience cared to address the Board on a non-agenda item. Hearing none, he moved to the next item.

Approval of the Minutes of May 23, 2019

Chairperson VanderWeele asked if there were any additions, deletions or corrections to the Minutes of May 23, 2019. Hearing none, he asked for a motion.

Ms. Maxwell made a motion to approve the minutes of May 23, 2019 as presented. Mr. Chambers supported the motion. The motion was approved unanimously.

PUBLIC HEARING: CAMP WHIMSY SPECIAL USE CONSIDERATION OF AN APPLICATION FROM DOREEN BELTZ FOR A SPECIAL USE AND GENERAL LAYOUT PLAN TO ALLOW A CHILDREN'S BARN CAMP AND A LIMITED NUMBER OF SPECIAL EVENTS AS A TEMPORARY OUTDOOR EVENT PURSUANT TO SECTIONS 5.40 AND 49.220 OF THE TOWNSHIP ZONING ORDINANCE. THE SUBJECT PROPERTY ADDRESS IS 2582 SOUTH 6TH STREET IN THE RR RURAL RESIDENTIAL DISTRICT. PARCEL NO. 3905-28-430-041.

Chairperson VanderWeele moved to the next agenda item and asked Ms. Johnston for her review of the application.

Ms. Johnston explained the applicant was requesting Special Use and general site layout approval for "Camp Whimsy" an outdoor event to include a barn camp and some special occasions. The barn camp will allow preschool and elementary school age children to access the property for a day camp that would focus on nature exploration and appreciation. The camp would be held four days a week (Monday through Thursday) from 9:00 am to noon. The applicant will be utilizing their small hobby farm for the camp. The existing barn facility will be the focal point for the camp and the special events, with outdoor activities happening throughout the 27-acre parcel.

She said the specific request was for the following:

- 4-day preschool camp limited to eight children from 9:00 am to 11:00 am.
- 4-day elementary camp limited to 10 children from 9:00 am to 12:00 noon.
- Camp will occur Monday through Thursday on the following dates:
 - June 17 – 20, 24 – 27
 - July 8 – 11, 15 – 18, 22 – 25, 28 – 1
 - August 5 - 8
- Two special events for campers – one in the spring and one in the fall.
- Five 2-hour opportunities for private barnyard parties/events, limited to 30 people.

Ms. Johnston noted the applicant received approval from the Planning Commission in 2018 for the barn camp event. The request at that time was for three days a week with two camp times. The applicant's current submittal has changed to one camp per day in 2019. At the conclusion of the public hearing last year it was decided that the barn camp should come back to the Planning Commission as this request was unique and may need closer scrutiny to ensure compatibility with neighboring uses.

She explained the request has also changed in 2019 to include two special events for campers and five opportunities for private parties in the barn. Now that the new Agritourism Ordinance has been adopted, Camp Whimsy would fall under the Category 3 Special Use. The scope of this current application meets the parameters of the new Ordinance.

Staff recommended Ms. Beltz submit under the Temporary Outdoor Event ordinance this year as she did last year as the Agritourism Ordinance was still under review and staff wasn't sure of the timeliness of adoption and Ms. Beltz desire to start her day camp. Next year, Camp Whimsy can apply for their Special Use approval under the Agritourism Ordinance. If approved, the Special Use will remain with the land as long as the Camp and events continue in the same manner each year.

The applicant provided a general layout plan showing the locations of the buildings on site, the driveway for drop-off, and parking area for 14 cars at the northeast corner of the site near the turnaround. Per the applicant's written statement, restroom facilities will be provided within the barn. As long as no additional trailers or equipment are being brought to the subject property for the special events, the Fire Marshal has no concerns with the site. All ordinance requirements have been met.

Ms. Johnston said if the Planning Commission approved the special use and general layout plan, staff would recommend the following conditions:

1. Camp will occur Monday - Thursday from 9:00 am to 12:00 noon as follows:
 - June 17 – 20, 24 – 27
 - July 8 – 11, 15 – 18, 22 – 25, 28 – 1
 - August 5 - 8

2. The seven special events shall be limited to 30 persons, must have at least seven days between events, and must not begin before 8:00 am or extend past 10:00 pm.
3. A parking lot meeting the Agritourism, Category 3 standards must be developed before any of the special events can commence. A new general layout plan must be provided to the Township indicating the placement of the parking lot prior to the first special event.
4. If additional equipment or trailers are brought to the site for the special events, they must meet the setback requirements of the Rural Residential District and be inspected by the Fire Marshal prior to the commencement of the event, if needed.
5. Signage will be placed on the property directing traffic to appropriate child drop-off and parking locations, moving traffic onto the site and away from 6th Street.

Chairperson VanderWeele asked whether Commissioners had questions for Ms. Johnston.

Ms. Farmer wondered how the required limit of 30 people for retail barn sale events would be managed.

Ms. Johnston acknowledged the limit for these events could not be determined, but suggested the Commission might want to alter that condition (#2). The events will be limited to three per year and need to occur 30 days apart.

Hearing no further questions, the Chair asked whether the applicant wished to speak.

Ms. Dori Beltz, 2582 S. 6th Street, thanked the Board and noted there are no plans for retail barn events in 2019. She said additional parking will be available off the auto loop and involved no land being cleared beyond the current site. She feels everything is set up for a good year.

Ms. Maxwell asked if she is required to obtain state licensing for child care.

Ms. Beltz said she will not have a large enough number of children at one time to be required to obtain state licensing, but that she works with an insurance agent and has liability insurance. Separate camps will be provided for different aged children on different weeks.

Chairperson VanderWeele asked if there were public comment. Hearing none, he moved to Board Deliberations.

Ms. Smith supported the application and felt Camp Whimsy was an excellent example of why the Agritourism Ordinance was created.

Ms. Maxwell expressed concern about 6th Street traffic, but felt the addition of the parking lot will be helpful.

Hearing no further comments, the Chair asked for a motion.

Ms. Dickason made a motion to approve the application with the five Staff conditions as listed, with modification to #2 to reference to the event table in the Agritourism, Category 3 ordinance. Ms. Maxwell supported the motion. The motion was approved unanimously.

Ms. Johnston suggested moving ahead with Agenda Item 8, the Bronson Healthcare Group application, as the O'Reilly Auto Parts representatives had not yet arrived.

Chairperson VanderWeele agreed and asked Ms. Johnston for her report on the request for site plan review from Bronson Healthcare Group.

**SITE PLAN REVIEW: BRONSON MEDICAL OFFICE
CONSIDERATION OF AN APPLICATION FROM BRONSON HEALTHCARE GROUP,
FOR SITE PLAN APPROVAL TO BUILD A NEW MEDICAL OFFICE BUILDING AT
6210 WEST MAIN STREET. PARCEL NO. 3905-14-288-011.**

Ms. Johnston said the applicant was requesting Planning Commission approval for the development of a new 12,706 square foot medical office for Bronson primary care. This new building will be addressed as 6210 West Main Street and will be located on the same four-acre parcel behind the existing Bronson FastCare facility. A medical office is a use permitted by right within the West Main Overlay zone, which would generally trigger Zoning Board of Appeals approval. However, Section 35.70: Review Criteria indicates that all development within the Overlay Zone shall be reviewed by the Planning Commission.

She explained the parcel in question is generally flat and has been mostly cleared. A few existing trees can be found around the perimeter of the site. Storm water is managed utilizing the natural grade of the site, locating the new detention pond at the northeast corner of the parcel. The required five percent open space is also located in this corner of the parcel to the east of the detention pond. Placing the open space in this location provides additional protections to the single-family homes that border the site to the north and east.

Access to the site will be from an existing curb cut on West Main Street that serves this parcel and the adjacent Credit Union to the east. In addition, this access point will connect to an east/west access drive that will begin at this curb cut moving west through the Bronson, Advia, and Meijer, terminating at 9th Street. This complies

with the intent of the West Main Overlay, which encourages cross access and limited curb cuts on West Main Street. Bronson has agreed to enter into a cross-access agreement with Advia once both parcels are developed.

She noted the landscaping for the site meets all requirements of the West Main Overlay, providing the required native plantings. The required 5% open space will be provided along the north boundary. Evergreen trees have been placed along the north and east property lines to help screen the building and parking areas from neighboring residential uses. In addition, existing trees are preserved in these locations.

The building will be made primarily of block and brick, with a large glass entry feature. The overall design is similar to the existing FastCare facility, but on a larger scale. Staff believes the design, exterior wall materials, and exterior wall colors meets the intent of Section 35.50.D.6, and fits into the overall development aesthetic of new construction within the West Main Overlay.

Pedestrian amenities are found throughout the site; she noted connecting the medical office with the FastCare building, and connecting this parcel to the pedestrian trail planned on the Advia property.

She indicated the site plan meets all other specific design requirements, such as structural setbacks, building size, site circulation, etc., of the West Main Overlay District.

In general, she said, all other zoning requirements have been met. Since her written report was sent to Commissioners, the photometric plan was updated to resolve the building lighting concern and a draft open space dedication document was submitted and reviewed by the Township Attorney. These issues have been resolved. The only remaining zoning issue was related to parking.

Per the requirements of the Off-Street Parking Ordinance, this site should have a maximum of 66 parking spaces. The site plan outlines 78 spaces for this medical office. Per Section 52.50.I, sites with more than 50 parking spaces may request additional spaces beyond the maximum allowance based upon documented evidence of actual use and demand provided by the applicant. The ordinance goes on to say the Planning Commission should also consider impacts on the property and surrounding properties including any natural features before permitting additional spaces. The applicant has provided a letter requesting the additional 12 spaces shown on the site plan.

Ms. Johnston noted the outstanding concerns to be resolved were:

1. The Planning Commission will need to determine if the additional 12 spaces are needed based on the applicant's request.
2. A deed will need to be recorded dedicating the required open space in perpetuity.
3. A cross-access agreement between Bronson and Advia will be needed once the sites are developed.

Ms. Johnston said if the Planning Commission was amenable to approving the site plan, Staff recommended attaching the follow conditions:

1. The open space document must be recorded with the County prior to the issuance of a certificate of occupancy.
2. A cross-access agreement with the adjacent property owner to the west prior to the issuance of a certificate of occupancy.

She added the Planning Commission would also need to render a decision on the requested 12 additional parking spaces, which exceed the maximum allowed by the Off-Street Parking Ordinance and referred to a letter from Gregory Milliken, AIPC, dated May 22, 2019, detailing the need for the extra requested parking spaces.

Chairperson VanderWeele asked if Commissioners had questions.

Ms. Farmer asked if the number of staff was taken into account.

Ms. Johnston said the Off-Street Parking Ordinance for offices does not consider employee counts. We do have some parking requirements that do consider the number of employees on the largest shift, but it was not applicable to this request.

Attorney Porter said they plan on 25 staff members all the time with 4-7 additional as needed. Their staffing is different than a lot of other office uses.

Mr. Commissaris asked about parking lot lighting.

Ms. Johnston said lighting is addressed on the site plan and is very similar to what was approved for the Advia project.

Hearing no further questions, the Chair asked if the applicant wished to speak.

Mr. Dan Lewis, AR Engineering explained a Pro Med transfer of physicians from Borgess to Bronson requires a new office building. This was an easy site to move forward on since the property is already owned by Bronson. The building design is the same as one currently in use in Battle Creek on Helmer Road. He indicated they are in agreement with the conditions recommended by staff. Required documents will be provided after the site is built and before building occupancy. He said the number of parking spaces requested is needed as a result of learning from their experience at the Battle Creek facility. He noted there will be a lot of staff and that the building is designed for efficient use.

Chairperson VanderWeele asked if there were questions from the Board.

Ms. Smith asked if FastCare will remain open.

Mr. Lewis said it would remain open; it provides totally separate services.

In response to a question from Ms. Dickason who wondered whether x-rays, etc. will be available at the new location, Mr. Lewis said they would not be provided.

Chairperson VanderWeele asked if anyone from the public cared to speak. Hearing no one, he moved to Board Deliberations.

Ms. Maxwell felt the rationale provided for extra parking was persuasive.

Hearing no further comments, the Chair asked for a motion.

Ms. Maxwell made a motion to approve the Bronson Healthcare application for site plan approval subject to the two Staff conditions as listed, and the inclusion of the twelve extra requested parking spaces. Ms. Farmer supported the motion. The motion was approved unanimously.

**SITE PLAN REVIEW: O'REILLY AUTO PARTS
CONSIDERATION OF AN APPLICATION FROM MARKETPLACE DEVELOPMENT,
LLC FOR SITE PLAN APPROVAL, TO BUILD A NEW O'REILLY AUTO PARTS
STORE AT 6297 WEST MAIN STREET. PARCEL NO. 3905-14-405-054.**

Chairperson VanderWeele moved to the next item on the agenda and asked Ms. Johnston for her report.

Ms. Johnson indicated the applicant is requesting Planning Commission approval for the development of a new retail store for O'Reilly Auto Parts located on vacant property addressed as 6297 West Main Street. Similar to the Bronson application, a retail store is a use permitted by right within the West Main Overlay zone, which would generally trigger Zoning Board of Appeals approval. However, Section 35.70: Review Criteria indicates that all development within the Overlay Zone shall be reviewed by the Planning Commission.

The West Main Overlay Zone is an optional overlay that allows those properties fronting West Main Street the opportunity to develop as commercial instead of residential as dictated by the underlying R-2 zoning. Utilizing this optional zone requires the applicant to conform to a higher level of regulatory standards than would be required of a property zoned in the C: Local Business District. This is to recognize and support the Overlay's intent to distinguish West Main Street as a significant corridor in the Township.

She said the West Main Overlay has some specific development requirements for new construction. Native landscaping is required along public roadways; building setbacks and landscape buffers should be designed as naturalized green spaces, incorporating sustainable storm water management features; and the design of storm

water management systems shall respond to the natural drainage patterns of the area and should incorporate Low Impact Development standards.

The O'Reilly Auto Parts site plan works to conform to these requirements within the limited size and configuration of the site. The property in question is 1.7 acres and contains some significant topography, which will require substantial grading. Much of the site will need to be leveled to allow for the development of a building. The applicant has included the higher elevation areas in their required dedicated open space.

In addition, she said due to the extensive grading required, many of the existing trees will need to be removed. The applicant has worked to preserve trees primarily along the west property line and along West Main Street. They have also provided a robust landscape plan that meets the native planting requirements of the West Main Overlay.

Ms. Johnston said storm water management is going to be handled mostly by an underground detention area below the eastern parking lot and drive aisle. The necessary grading provides some design challenges for Low Impact Development. The competing requirements of open space and tree preservation against incorporating sustainable storm water management features led to utilizing underground storage. The applicant does provide a rain garden within the West Main Street landscape area, which does meet the requirements of Low Impact Development.

The West Main Overlay requires that at least five percent of the site be set aside as open space. As stated, the dedicated open space is planned along the west property boundary and also within the West Main landscaped area.

Access to the site will be from an existing curb cut on West Main Street that is located on a 22-acre undeveloped piece of property to the east of the subject parcel. This complies with the intent of the West Main Overlay, which encourages cross access and limited curb cuts on West Main Street. In fact, the subject parcel, the 22-acre undeveloped parcel, and the Farm Bureau insurance company east of the subject site, all gain access to West Main Street from this curb cut. Utilizing this curb cut will require a cross-access agreement between the two property owners. Our understanding is the applicant is working to secure this agreement. In addition, the applicant has agreed to provide an access easement to the neighbor to the west when that property develops. A letter to that effect has been provided by the applicant.

The West Main Overlay also requires building design and exterior wall materials to be elevated, creating a design that is complementary and creates a unified development image. Ms. Johnston said Staff provided the applicant with pictures of Latitude 42 and Bronson Fast Care, which are the two buildings along West Main Street that have developed under this Overlay in order to provide an understanding of the Township's expectations with regards to building design and exterior materials.

The applicant provided elevations showing primarily fiber cement lap siding and cement fiber wall panels. Some building elevation changes are offered to break up the facade, with slightly taller column heights and a peak parapet along the front façade that helps screen a flat roof. She noted the Planning Commission would need to review elevation drawings against the Ordinance, as well as the existing construction completed under the Ordinance, for consistency.

She said the site plan meets all other specific design requirements, such as structural setbacks, building size, landscaping, etc., of the West Main Overlay District.

In general, Ms. Johnston said all other zoning requirements have been met. There is one issue related to parking that must be resolved. Staff provided the following calculations in the Staff Report based on 70% net usable square footage of the building (retail space and stockroom/storage) and per Section 52.100, only 19 spaces are required, as follows:

3,334 sq ft of retail X 70% net = 2,333.8 / 150 sq ft per space = 15.5 spaces
6,867 sq ft of stockroom X 70% net = 4,806.9 / 1,500 sq ft per space = 3.2 spaces
Totals 18.7 or 19 spaces

Per Section 52.50.H, the applicant can develop 110 percent of this number, which brings the site to 21 spaces. The applicant has provided 44 spaces, 23 more than allowed.

Since that time, the applicant has provided a floor plan. Staff consistently calculates net parking requirements from either a 70% calculation of gross floor area or through a submitted floor plan. With the new information, staff was able to calculate a maximum parking allowance of 28 spaces, which is still less than the 44 provided on the site plan.

Ms. Johnston pointed out the Off-Street Parking Ordinance does not provide any departure from this standard. Only parking lots with more than 50 spaces can request an additional parking allowance from the Planning Commission. The applicant wished to class the entire building as retail, which staff did not agree with.

Additional spaces cannot be increased by the Planning Commission. The applicant would have to appeal staff's interpretation of the Parking Ordinance to the Zoning Board of Appeals.

She indicated the concerns of the Public Works and Fire Department have been resolved based on the current site configuration. With the reduction in parking required on site, the Public Works department will need to review any changes to the storm water management system.

The site will gain access to West Main Street from an existing curb cut. The applicant intends to improve this access point, requiring work to be completed on another's property. This work will consist of tree removal, grading, and new asphalt to

the vehicle entrance on their site. In addition, the improved curb cut will also require approval from the Michigan Department of Transportation (MDOT).

The applicant will also need permission to work outside of their property lines to the south of their access point to assist with grading on the site. The Erosion and Sedimentation Control Plan indicates the limits of disturbance, which goes beyond the boundaries of their property along the full eastern property line.

To date, Ms. Johnston said the Township has not received any agreements from the neighboring property owner allowing work to be completed on their parcel. This will be needed before work can begin.

Ms. Johnston provided a list of outstanding items/concerns to be resolved:

1. The Planning Commission will need to determine if the proposed exterior building design meets the intent of the West Main Overlay zone.
2. A minimum of 15 parking spaces will need to be removed from the site. The removal of these spaces could alter the storm water management design, requiring additional review by the Township Engineer.
3. A note needs to be placed on the lighting plan which indicates when reduced lighting will be employed.
4. Agreements for the off-site improvements are still needed as of the date of this staff report. The Planning Commission will need to consider if a condition that an agreement is provided will suffice for site plan approval.
5. A cross-access agreement for the use of the existing curb cut on West Main Street.
6. Permission from MDOT to work within the road right-of-way.

Ms. Johnston said if the Planning Commission was amenable to approving the site plan, staff recommended attaching the follow conditions:

1. A revised site plan be provided to the Township showing the correct number of parking spaces. If the storm water management plan is altered due to the change in parking, the Township Engineer or his designee will review and approve the redesigned system. This condition will be completed before the issuance of a building permit.
2. A revised lighting plan with a note indicating when lighting will be significantly reduced during non-operational hours of the business, allowing only lighting necessary for security purposes (the Planning Commission to determine those hours.) This condition will be completed prior to the issuance of a building permit.

3. An agreement from the adjacent property owner to the east that allows off-site improvements to their property. This condition will be completed before any site or building improvements are made on the property.
4. A cross-access agreement with the adjacent property owner to the east that allows use of the existing curb cut. This condition will be completed before any site or building improvements are made on the property.
5. A permit from MDOT allowing for improvements within the West Main Street right-of-way. This condition will be completed before any site or building improvements are made on the property.
6. An executed document for the dedication of the open space must be provided to the Township before a certificate of occupancy is issued on the building.

She noted additional conditions may be needed related to the exterior appearance of the building if the Planning Commission feels it does not comply with the intent of the West Main Overlay Zone.

Chairperson VanderWeele asked if there were questions from Commissioners.

Ms. Farmer commented that the question of 29 parking spaces was not the purview of the Planning Commission. She questioned whether the red painted area shown on the building drawing would have been considered a sign in the past. She also asked about providing a time certain for lighting reduction.

Ms. Johnston said the red area on the building would not be considered a sign and that there is no requirement for exterior building colors. However, the Planning Commission can determine compatibility with the West Main Overlay.

Attorney Porter explained the sign area is limited to just around the lettering.

Ms. Johnston said providing a time certain for lighting reduction has been pretty standard with past site plan approvals and she would recommend that be included as a requirement, likely 10 p.m. to 7 a.m.

In answer to a question from Mr. Commissaris regarding the parking spaces issue, Ms. Johnston said the only option for the Planning Commission currently was to approve the 29 spaces determined by staff. The applicant would then be able to challenge the staff interpretation before the Zoning Board of Appeals. If the site plan is approved tonight, a new site plan would need to be provided with the correct number of parking spaces for Staff review.

Attorney Porter indicated he had reviewed the parking provisions and concurred completely with Ms. Johnston's assessment.

Ms. Smith said the building design is not exactly what she had in mind for the Overlay Zone and wondered if the design is a corporate requirement.

Hearing no more questions, the Chair asked the applicant if he wished to speak.

Mr. Hunter Smith, Marketplace Development, answered Ms. Smith's question saying the business is a franchise and a prototype building. There are different alternatives across the country. O'Reilly hired architects who looked at Latitude 42 and FastCare and provided the design as presented.

In answer to a question from Mr. Commissaris, Mr. Smith indicated there would be 4-5 employees working in the store at the same time. He indicated the number of parking spaces requested was based on customer counts.

The Chair asked Mr. Smith what he would prefer as far as moving forward.

Mr. Smith said he would prefer approval from the Board with the option to go to the ZBA for an appeal on the number of parking spaces.

In answer to a question from Ms. Farmer, Mr. Smith said he did not think it would be a problem to change the red paint color on the building exterior.

Mr. Wise Smith, Marketplace Development, addressed the six conditions for approval recommended by Staff and indicated they were in agreement with all of them.

Chairperson VanderWeele thanked the applicants for their comments and moved to Board Deliberations.

Ms. Farmer reiterated her opinion that the red paint color was not appropriate in the Overlay Zone, which has been in existence about 5-6 years. She felt the parapet roof was fine.

Ms. Smith noted the Overlay Zone is fairly restricted and is concerned that projects meet the requirements to provide the desired atmosphere. If that is abandoned for one occupant, it will open the door for everyone else. The goal is for a suburban look; this building is very commercial looking.

Ms. Farmer noted that in the Overlay Zone the Board has the authority to make a decision each time an application is submitted.

In answer to a question from Ms. Dickason who wondered whether it was the color or the architecture that was objectionable, Ms. Smith indicated the architecture was a problem; Ms. Farmer was more concerned with the color.

Attorney Porter said it is up the Planning Commission to decide whether the design meets the Overlay Zone standard; it is a matter of interpretation.

Ms. Smith suggested tabling the issue so the applicant can check with corporate architects to see if a more complementary design compatible with the intent of the Overlay Zone can be provided.

Chairperson VanderWeele felt the Commission should stand its ground in requesting a building design with architecture that is compatible with the intentions of the Overlay Zone.

He took a poll of the Board regarding the architecture; the result was 4-3 in opposition. He asked for a motion.

Ms. Farmer made a motion to table site plan to give the applicant an opportunity to submit a revised architectural elevation plan that is compatible with the intent of the West Main Overlay Zone to create a unified development image. Mr. Commissaris supported the motion. The motion was approved unanimously.

Mr. Hunter Smith clarified he will request a revised plan to attempt to provide a look that is less boxy and more compatible with a more rural character to meet overlay zone intentions. He will be in touch with Ms. Johnston to try to return to the Planning Committee with a revised plan as soon as possible.

OLD BUSINESS

There was no old business to consider.

ANY OTHER BUSINESS

Commissioners agreed that although there are currently no agenda items planned for the regularly scheduled July 11th meeting, they will meet in order to discuss other planning items. The June 27th meeting will include discussion of the draft Lighting Ordinance and the draft Maple Hill Overlay Ordinance.

PLANNING COMMISSIONER COMMENTS

There were no comments from Commissioners.

ADJOURNMENT

Hearing no further comments, Chairperson VanderWeele adjourned the meeting at approximately 7:30 p.m.

Minutes prepared: June 15, 2019

Minutes approved: June 27, 2019