

Planning Commission Minutes
July 16, 1996

Present: Chairman Elaine McKay, Vice Chairman Dick Dresher, Ken Cutler, Dean Jolley, Lois Williams, Don Milligan, Mike Holmes: Sam Fowler, City Council Representative; Mike Nielsen, City Prosecutor; Blaine Gehring, Planning Director; Connie Feil, Recording Secretary.

Absent: Rusty Mahan, City Attorney; Jack Balling, City Engineer; Mark Green.

Elaine McKay welcomed all those present and introduced the Planning Commission Members and Staff. Mike Holmes asked to change the wording of his motion, page 2 item #1, to clarify that this is a one way entrance. The following changes have been made:

1. Modify item #1 to allow a one way entrance of 16 feet with angle parking and adequate signs posted subject to recommendation of Staff.

Dick Dresher made a motion to approve the minutes for July 2, 1996 as written and amended. Motion was seconded by Don Milligan and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for Mike Allred Medical Building at 435 E. Medical Drive.

Mike Allred, applicant, was present. Blaine Gehring explained that there have been some modifications to the site plan. Mr. Allred is proposing a 1710 sq. ft. medical office building on the corner of 400 East and Medical Drive. This is in the Hospital (H) Zone and has slightly different set back requirements than other zones. There is 30 feet from both streets and a 30 foot rear yard and a 10 foot side yard. With these required set backs the building needed to be modified on the site plan. The ordinance requires 8 parking spaces for this facility. Mr. Allred will have a total of 9 spaces. One will be for Handicap parking. This will be a one story building with access to the basement on the east side and another entrance on the west side. There is landscaping surrounding the building and 10 feet in the front. The site plan is complete and meets all the requirements of the zone and site plan ordinance. With the modified site plan we need a modified landscaping plan submitted. The Staff recommends sending a favorable recommendation for preliminary and final site plan approval subject to the following conditions:

1. Pay a storm detention fee of \$468.30 (\$2,100 per acre X 0.223 acres)
2. Provide a 7-foot wide utility easement along 400 East and Medical Drive and other easements as may be required by the Power Department.
3. Submission and completion of building plans as required by the Building Code.

4. Payment of all required fees.

Add the following condition:

5. Submit an updated landscaping plan.

Mr. Allred mentioned that he is excited to develop this piece of property. Mr. Allred feels that this will fit in with the existing buildings. This office building has a warm homey look and feeling to it. A local dentist has signed a lease for the entire building. The main level will be used for office space and the basement will be for storage. Mr. Allred wanted to thank Mr. Gehring for his help and advise on this project.

On the north side there is an existing 6 foot chain link fence which Mr. Allred will put slats in or remove the fence and replace with a solid fence. On the east side there is another office building and a fence isn't required. The garbage is located on the north side behind the stairway. Since this facility is in a residential area, the outside lighting will be directed on the premises only.

Mike Holmes made a motion to recommend preliminary and final site plan approval for Mike Allred medical building a 435 East Medical Drive subject to the recommendations of Staff with the addition of item #5 submitting an updated landscaping plan. Ken Cutler seconded the motion and voting was unanimous.

2. Consider preliminary and final site plan approval for Orchard Conoco Remodel at 2065 S. Orchard Drive.

Patrick Robertson and Mike Robertson, applicants, were present. Dick Drescher is professionally involved with this item and asked to be excused. The owners are desirous of remodeling the existing station to provide for a large convenience store and new service islands. The new convenience store will be at the front part of the building and the existing four service bays will remain. An office area will be added in the back. There will be new landscaping in the front and there is existing landscaping in the back. There will be two dumpsters, one for the store and one for scrap metal for customers. There will be a drive through for the convenience store and all existing curb cuts will remain. The storm drainage will not change nor will the sewer and water connections.

Staff recommends sending a favorable recommendation for preliminary and final site plan approval with the following conditions:

1. Provide 7 foot utility easements to the City on 2050 South and other easements as may be required by the Power Department.

Patrick Robertson mentioned that, as owners of the property, he and his brother would like to clean up this property. They wish to upgrade and beautify the property. They want to build a

new section for the convenience store and bring the existing building up to code.

Three of the curb cuts, closest to Orchard Drive, will not change. There will be one curb cut that will be moved slightly to the east. The required parking spaces, required by the ordinance, have been provided for the store and the repair center. The ordinance requires 18 spaces for this facility and 24 spaces are being provided.

In the past there have been some problems with the storage of vehicles. There will be parking provided at the rear of the property for storage of vehicles etc.

Lois Williams made a motion to recommend preliminary and final site plan approval for a remodel of Orchard Conoco at 2065 S. Orchard Drive subject to the modifications to the recommendations of Staff.

1. Provide 7 foot utility easements to the City on 2050 South and other easements as may be required by the Power Department.

Mike Holmes seconded the motion and voting passed by majority vote. Dick Dresher abstained from voting.

Meeting adjourned at 7:30 P.M.