

**MINUTES – PLANNING COMMISSION MEETING
JULY 5, 2016 TOWN HALL**

CALL TO ORDER

Chairman Meinert called the meeting to order at 7:30 pm with the following in attendance: Messrs.: Gaertner, MacIntyre, Moreth, Schnupp and Wehrspann. Councilman McKim, Land Use Administrator Betty and Mrs. Lopus, Administrative Assistant, were also present.

**WRIGHT NISSAN RENOVATIONS
10520 PERRY HIGHWAY**

This is a preliminary and final approval of a Site Plan Application for Wright Nissan Renovations for an addition to the existing building. The property is located at 10520 Perry Highway.

Land Use Administrator Betty said that this is a proposed drive-thru wash and mechanics area. Mr. Betty said since this is on a slope it took some architectural and engineering work to get this designed.

Mr. Quintin Kittle of qkArchitecture outlined the plan for the project. Mr. Kittle pointed out the existing building that is 12,000 square feet. The addition will be 27,000 square feet. The car wash and prep area were shown; the existing paving and stone will stay. The building lot coverage is 13% in 6.1 acres. The parking and curb cuts will not change. Mr. Kittle said the cut in on the slope in the back will be a ten (10) foot high wall with rebar and then infilled with geocell backfill.

The car wash drains into the sewer system. The existing service bays will be torn up, and the lifts removed, then filled with new concrete and that is where you will bring your car for service. The upstairs will remain unchanged. An elevator will be added to the second floor for accessibility. The exterior of the building is a predefined and determined imagery changes that all Nissan dealers are going through. The lighting exists on the exterior of the site and will remain unchanged. These are downcast LED lights. The landscaping is remaining unchanged. Mr. Betty explained that you must show on the plan the rear buffer. There is a sidewalk along Route 19 however, there is no sidewalk along Reichold Road and Mr. Betty asked if it were possible. Mr. Kittle said there is a pretty good slope coming up to the property and Mr. Betty said the requirement is to show them on the plan and ask for a modification.

Mr. Harold P. McCutcheon (Bud) of KU Resources discussed the construction of the stormwater facility and where the underground tanks are being located. Mr. McCutcheon is working closely with PVE Sheffler and modifying the size of the retention tanks per the comments made. Mr. McCutcheon said the tanks would be installed below the service bay closer to the existing retention basin. The outlet from the new system will go into this pond. The outlet structure must be shown on the plan. The controls on the washing area go through a cleaning and filtration system and ultimately goes to the sanitation sewer.

There is a bulk oil compressor room for the oil, transmission fluid and antifreeze that are stored separately and a refuge tank for each as well that is picked up by an outside company for disposal. There is also a water oil separator. All storage will be on the interior of the building where it is currently outside.

For fire suppression, the building will be fully sprinklered. Mr. Betty said the fire department connection and the fire hydrant must be shown on the plan.

New paving areas will be in the front of the building. The paved areas must be clearly marked. Buffers were discussed. Many of the buffers are established. These buffers must be shown on the plans. There will be no new employees. This facility will go from 10 bays to 25 bays.

Mr. Betty said the site will need new sanitary permits. The oil and grit separator is required. A grit separator is also required and Mr. Betty suggested that they talk to sanitary about that. Mr. McCutcheon said the oil vessels are double walled vessels with a built in base. There will be a few sign changes and they will be submitted. The car wash is for internal use only.

Discussion ensued about the parapet and how tall it will be to prevent kids from jumping over to the roof. Mr. Kittle said they might just make it a regular block wall. It was suggested that the edge of the pavement be shown on the plan. The elevation drawings must be clarified. The heating and air conditioning will be on the roof. All exhaust fans are on the roof. Make up fans are on the face of the building.

Landscaping in the front is mostly just grass. There are trees along Reichold Road. It was suggested to get some landscaping along the building. A lighting and landscaping plan must be submitted. Mr. Kittle said the lights are new within one year and comply with code.

Ms. Debra Sagan of Parkland Road, resident, asked if there would be additional lights in the back of the building. Mr. Kittle said no, they are adding no lights.

Motion was made by Mr. Schnupp to table this site plan application with the following items to be added to the plan: the landscaping plan, lighting plan, sidewalks need to be shown, the outlet structure for the stormwater plan, the connection for the fire department plus the hydrant, signage, the edge of the pavement must be shown, the front elevation, the parapet plan and the dumpster area need to be shown. Motion was seconded by Mr. Moreth and by a vote of six (6) in favor and zero (0) opposed it was unanimously tabled. Dr. Childress was absent from the vote.

MINUTES APPROVAL

Motion was made by Mr. MacIntyre and seconded by Mr. Schnupp to approve the minutes of the June 7, 2016 Planning Commission meeting. The minutes were approved.

ADJOURNMENT

There being no further business the meeting adjourned at 8:30 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "E. Meinert", written over a horizontal line.

Edward G. Meinert
Chairman, Planning Commission

EGM/ml