

**MINUTES – PLANNING COMMISSION MEETING
AUGUST 2, 2016 TOWN HALL**

CALL TO ORDER

Chairman Meinert called the meeting to order at 7:32 pm with the following in attendance: Messrs.: Gaertner, Moreth, Schnupp and Wehrspann. Land Use Administrator Betty and Mrs. Lopus, Administrative Assistant, were also present.

**CONTINUATION OF WRIGHT NISSAN RENOVATIONS
10520 PERRY HIGHWAY**

This is a continuation of the 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.

Mr. Quintin Kittle of qkArchitecture presented the original and corrected site plans. The latest plan addresses the Gateway and PVE Sheffler comments. Mr. Kittle went through the changes, which included lot coverage numbers, building lines and buffers. Mr. Betty said that a note should go on the plan about the Highway Occupancy Permit (HOP). The calculations were done for the stormwater. The new detail shows the pipes moved to the back of the parking lot. Mr. Betty said there were high levels of phosphates near the property but the source has not been located and does not come from this location.

It was discussed that a landscape plan and lighting plan must be presented. The sidewalks must be shown plus the fire hydrant location and the proximity of the hydrant to the fire department connection. The building is sprinklered. Discussion ensued about the parapet. Mr. Kittle said he is in discussion with Nissan and the owner. This is a safety issue. Building landscaping was discussed in the front of the dealership. Landscape peninsulas were strongly suggested. The dumpster location needs to be shown. A crosswalk was suggested but Mr. Betty said that would not be a good idea at this location. Mr. Betty said that Gateway and PVE Sheffler had technical comments to be addressed. The Fire Marshal comments need to be addressed, if there is a new fire department connection it has to be within fifty (50) feet of a hydrant. A photometric plan must be submitted. Mr. Meinert said we need a landscaping plan and a dumpster location.

Mr. Kittle said that in order to put in a sidewalk he would have to remove all existing trees and he did not want to do that. Mr. Betty said he must show the sidewalk on the plan and ask Council for relief.

Motion was made by Mr. Schnupp to table this plan. Motion was seconded by Mr. Moreth and by a vote of five (5) in favor and zero (0) opposed it was unanimously tabled. Dr. Childress and Mr. MacIntyre were absent from the vote.

**WEXFORD VETERINARY HOSPITAL ADDITION
10309 PERRY HIGHWAY**

This is a preliminary and final approval of a Site Plan Application for Wexford Veterinary Hospital (WexVet) Building Addition. The property is located at 10309 Perry Highway.

Mr. John Schleicher of Gibson-Thomas; Mr. Eric Sigg of WexVet and Steve Wright of AW McCay Contracting were at this meeting to represent this plan.

Mr. Schleicher said WexVet has been in this location since 1958. There was a large addition to the original building in the 1980's. The lot is two (2) acres in size, is zoned C-3 (Highway Commercial) and a veterinary hospital is a permitted use in this zoning district. Mr. Schleicher pointed out the existing building, which is 6,000 square feet and showed the location of the proposed addition that is 3,407 square feet. The stormwater plan addresses the Town ordinance, which includes rate control, volume control and water quality control. There is an existing pond in the rear of the property and will be regraded and adapted to meet the stormwater ordinance. There are currently twenty-six (26) parking spaces and there are forty-seven (47) proposed spaces, which exceeds the forty (40) required by the design of the lot.

The addition will have boarding and grooming areas. The dumpster location was pointed out and it will have a wood gate. Three sides of the dumpster will be brick to match the building and the wood gate will be painted to match the building trim. Substantial landscaping is proposed. The existing landscaping is dense and the proposed plan was presented.

Regarding the Gateway review subsurface conditions were mentioned and Mr. Schleicher said that very little grading is proposed and a Geotech engineer will be on site. A note will be added to the plan. Lighting is shown on the plan. There are two freestanding lights and the rest will be on the building. A photometrics plan will be submitted.

Regarding the stormwater outlet in the back of the property Mr. Schleicher explained that there is actually going to be a decrease in volume. The building will be a separate building from a building code perspective, eliminating the need for sprinklers.

The building will be brick veneer with stone accents below. The roof is a metal standing seam. The mechanicals are going to be housed on the roof.

The main walking area for the dogs will be the courtyard area that is surrounded by a five (5) foot chain-link fence. Everyone on staff cleans up after the pets throughout the day and several times per day, grounds are cleaned and checked. There is a written policy on clean up.

Mr. Betty said the outfalls must be monitored to be certain coliform is not getting into the storm sewer system. Mr. Schleicher explained the complete plan for stormwater controls throughout the plan. The plan needs building elevations, lighting photometric plan and color renderings of the building addition to be submitted.

Motion was made by Mr. Gaertner to recommend approval of this site plan provided the building elevations, photometric plan, and all comments by Gateway and PVE Sheffler are addressed. Motion was seconded by Mr. Schnupp and by a vote of five (5) in favor it was unanimously approved. Dr. Childress and Mr. MacIntyre were absent from the vote.

MINUTES APPROVAL

Motion was made by Mr. Schnupp and seconded by Mr. Moreth to approve the minutes of the July 5, 2016 Planning Commission meeting. The minutes were approved.

ADJOURNMENT

There being no further business the meeting adjourned at 8:58 pm.

Respectfully submitted,

Richard C. Schnupp / Vice Chair

Edward G. Meinert
Chairman, Planning Commission

EGM/ml