

MINUTES
Planning and Zoning Commission
May 13, 2014

1. CALL TO ORDER

The regular monthly meeting was called to order by Chair Bell at 6:00pm.

2. ROLL CALL

Members Present: Bell, Pelley, Gadelha, Golden, Seidl
Members Absent: Budde, Mooney
Staff Present: Treharne, Hockett, Billings, Whitlow

3. MINUTES.

- a. Planning and Zoning – April 8, 2014
- b. Zoning Board of Adjustment – No Meeting
- c. City Council April 10 & 24, 2014

Motion by Golden, seconded by Gadelha to approve the minutes of the April 8, 2014 Planning and Zoning Commission meeting.

All “Ayes” motion passed.

4. CITIZEN PRESENTATIONS

None

5. DIRECTORS REPORT

Treharne noted that the Gemstones Land Use Map amendment did not pass through Council so unless one of the Council members brings it back up for discussion, it will have to come back to the Planning and Zoning Commission for further recommendation.

Treharne reminded the Commission to get involved in Blue Zones. He noted that the live healthy approach is being embraced at the state and national level as well as the efforts that Marion is doing.

6. REVISED BRIDGE CREEK PRELIMINARY PLAT.

- a. CPC Resolution No. 14-09 recommending approval of Bridge Creek Addition Revised Preliminary Plat located west of Winslow Road and north of Tower Terrace Road extended (Mooney-Engle Land Co., LLC). Case #14-07

Billings presented the staff report and identified the changes of the proposed preliminary plat from the previously approved preliminary plat.

Golden asked if there were future development plans for the property west of the preliminary plat. Billings replied that there is no plan for development of that property at this time, but the applicant has shown a stub street to the property to allow for future connection per City requirement.

Gadelha questioned the intent for Lot 48 on the preliminary plat. Billings noted that she would let the applicant answer that.

Tim Mooney, the applicant, addressed the Commission in favor of the request. He clarified that Lot 48 on the preliminary plat is intended for a single-family residence. He offered to answer any other questions of the Commission.

Seidl asked if there were any requirement that would ensure single family residences on the lots that are O-1 zoning designation. Hockett replied that the new/proposed zoning map will zone those for single-family residential.

Motion by Seidl, seconded by Pelley, to approve CPC Resolution No. 14-09 recommending approval of Bridge Creek Addition Revised Preliminary Plat located west of Winslow Road and north of Tower Terrace Road extended.

Roll call:

Gadelha	Yes
Golden	Yes
Pelley	Yes
Seidl	Yes
Bell	Yes

Motion passed.

Mooney joined the Commission at 6:19pm.

7. ABODE CONSTRUCTION INC. CONDITIONAL USE.

- a. Public hearing regarding a Conditional Use Request pursuant to Section 176.27-2B(1) of the Marion Code of Ordinances to allow for construction of a salvage yard in the I-2, General Industrial Zoning District for the property located at 3986 3rd Avenue.

Bell opened the Public Hearing at 6:19pm.

Hockett presented the staff report and identified the 500-foot separation requirement between the salvage operation and adjacent residential uses.

Pelley noted his concerns for the textured portions of the proposed driveways. Whitlow noted that the City only allows a specific width for a driveway approach. The additional textured concrete will act as an apron similar to roundabouts to allow for the turning movements of larger trucks without specifically being designated as a driveway.

Gadelha asked whose responsibility it was to maintain the detention basin. Hockett noted that it is a private detention basin so the property owners maintain it.

Bell asked for a description of what type of work is conducted in a salvage operation. Hockett described the process for which metal is bought and sold through the salvage yard. Bell then asked if the operation would be 24 hours a day. Hockett responded that it could in the I-2 Zoning District, but it was not. He pointed out that if it were a 24-hour a day operation, the noise ordinance would limit the operations.

Jeff Witter, the applicant, addressed the Commission and offered to answer any questions. He noted that the proposed building will be substantially larger than the existing building on 7th Avenue so more of the operations will be handled inside.

Gadelha asked what the timeline was. Mr. Witter replied that they are hoping to start receiving metal at the new facility this fall and selling out of the old site at the same time. He added that they want to have demolition started on the old building by January 1, 2015.

Golden asked how deep the outdoor storage area would be. Witter clarified that it would be deeper than the berm that the fence would be on, but by no means would the fence fully screen the piles.

Golden then asked what type of buffer they would be installing. Witter replied that they weren't going to do any more buffering than they were required to. He felt that the industrial nature of the adjacent properties didn't lend themselves well to landscaping. He noted that there were some trees on the north side of the property that could serve as a buffer.

Jeff Rogers, of 3425 North Alburnett Road, addressed the Commission in support of the request.

With no other comment, the Public Hearing was closed at 6:58pm.

- b. CPC Resolution No 14-10 regarding a Conditional Use Request pursuant to Section 176.27-2B(1) of the Marion Code of Ordinances to allow for construction of a salvage yard in the I-2, General Industrial Zoning District for the property located at 3986 3rd Avenue (Abode Construction Inc.). Case # 14-01C.

Motion by Mooney, seconded by Pelley to approve CPC Resolution No 14-10 regarding a Conditional Use Request pursuant to Section 176.27-2B(1) of the Marion Code of Ordinances to allow for construction of a salvage yard in the I-2, General Industrial Zoning District for the property located at 3986 3rd Avenue.

Roll Call:

Golden	Yes
Mooney	Yes
Pelley	Yes

Seidl	Yes
Gadelha	Yes
Golden	Yes

Motion passed.

8. ZONING CODE UPDATE.

Treharne noted that he has been working on revisions to the Code based on previous discussions with the Commission, but had not posted it to DropBox while he was still working on it.

9. OTHER BUSINESS.

None.

10. ADJOURN

There being no further business to come before the Commission, the meeting was adjourned at 7:02 p.m.

Respectfully submitted,

Tim Mooney, Secretary