



Meeting Minutes

Planning and Zoning Commission

Wednesday, June 17, 2020

7:00 PM

Held on Zoom due to COVID-19

A. CALL TO ORDER:

B. ROLL CALL:

Present 9 – Athanikar, Robbins, Fessler, Bansal, Losurdo, Margulies, Habel, Van Someren, Hanson

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

Conduct the public hearing to consider a variance to reduce the amount of required off-street parking for the subject property located at 1899 High Grove Lane - PZC 20-1-031

Gabrielle Mattingly, Planning Services Team, provided an overview of the request.

Doug Drewes spoke on behalf of the petitioner. Dwayne Gillian, Darin Paul, Paul Birkelbach, Peter Bornhoff, Michael P Sullivan Jr. remained available for questions.

Commissioner Margulies asked for clarification on the use of the proposed building addition. The petitioner stated the addition will be used as an office and employees will be relocated from the existing office space to the new office space. Mr. Drewes stated the long-term plan for the building is to demolish the vacated office space. Commissioner Bansal requested information on the estimated number of employees to be added with the proposed addition. Mr. Drewes responded Phoenix Closures will have modest employee growth with 5-10 employees over the next five years.

Public Testimony: None

Commissioner Bansal raised concern that the parking variance request is steep. Dwayne Gillian responded Phoenix Closures is adding parking stalls and has studied the number of parking spaces needed to efficiently run the business. Commissioner Habel pointed out the condition prepared by staff requires additional remedies by the owner if parking concerns arise. Commissioner Margulies asked if Phoenix Closures were to leave would the variance apply to a future user. Ms. Laff responded that a condition can be included in the ordinance that the variance is specific to the user and is not applicable to any future

businesses that may occupy the site. Commissioner Bansal was in support of the proposed language and would be in support of the case if the language were to be added. Commissioner Hanson was not in favor of the proposed language stating it would restrict Phoenix Closures from the ability to sell without having to address the variance and found the existing remedies provided by staff to suffice.

Chairman Hanson, Commissioner Van Someren, Commissioner Robbins, Commissioner Athanikar and Commissioner Losurdo expressed support for the case.

A motion was made by Commissioner Losurdo, seconded by Commissioner Athanikar to close the public hearing.

Aye: Athanikar, Robbins, Fessler, Bansal, Losurdo, Margulies, Habel, Van Someren, Hanson

A motion was made by Commissioner Habel, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-031, a parking variance to reduce the amount of required off-street parking from 253 parking spaces to 105 parking spaces for the subject property located at 1899 High Grove Lane (Phoenix Closures).

**Aye: Athanikar, Robbins, Fessler, Losurdo, Margulies, Habel, Van Someren, Hanson
Nay: Bansal**

E. REPORTS AND RECOMMENDATIONS:

Approve the minutes of the May 20, 2020 Planning and Zoning Commission meeting

A motion was made by Commissioner Van Someren, seconded by Commissioner Robbins to approve the minutes of the May 20, 2020 Planning and Zoning Commission meeting.

Aye: Athanikar, Robbins, Fessler, Bansal, Losurdo, Margulies, Habel, Van Someren, Hanson

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner Bansal, seconded by Commissioner Losurdo to adjourn the June 17, 2020 Planning and Zoning Commission meeting at 7:43 pm.

Aye: Athanikar, Robbins, Fessler, Bansal, Losurdo, Margulies, Habel, Van Someren, Hanson