

PLANNING COMMISSION MINUTES
Monday, August 18, 2014

MEMBERS PRESENT: Ben Westerburg
Jo Ann Thomas
Judy Poole
Dwayne Yeager
Vernon Guy

OTHERS PRESENT: Bruce Fleming, Zoning Director
Ann Cottrell, Zoning Asst.
Jeremy Mears, Brownstone
David Reeves, Voith, 5311 I-20 Service Road
Gary Smith, Voith, 5311 I-20 Service Road
Charlie Simmons, West Monroe Fire Department
Barbara Sullivan, 5317 I-20 Service Road
Gordon "Skip" Dean, Northeast Baptist School
Skip Moore, Well Road Developments, LLC

The Monday, August 18, 2014, Planning Commission Meeting was called to order by Dwayne Yeager. The Commission approved the minutes of the June 16, 2014, Planning Commission meeting.

The **FIRST** application for review was **ZC-14-45000005**. The applicant is **JEREMY MEARS, BROWNSTONE**. The property owner is **GALION UTILITIES CORPORATION / JOHN PRUETT III**. The property is located on **MANE STREET** with legal description being **6.6203 ACRES LOCATED ON MANE STREET PER BOUNDARY SURVEY DATED 12-14-2012 BY TOMMY SEMMES JR. PROFESSIONAL LAND SURVEYING COMPANY, INC.** This request is for a **ZONE CHANGE FROM B-3 (GENERAL BUSINESS) TO B-1 (TRANSITIONAL BUSINESS) TO DEVELOP AS AN APARTMENT COMPLEX**. Mr. Jeremy Mears of Brownstone (apartment developers) spoke on behalf of the application. He explained that the 11.24 acres that they are purchasing is currently zoned B-1 and B-3. The western portion of the property which is 6.6203 acres is zoned B-3, and the eastern portion of the property which is 4.6203 acres is zoned B-1. They are requesting that the entire 11.24 acres be zoned B-1. The B-1 zoning would allow them to build Luxury Multi-Family apartments. The Commission discussed a letter from Voith signed by Gary Smith, West Monroe Operations Manager, Director of North American Roll Operations. The letter stated that Voith is concerned about residential use at this locaiton. The Voith property is zoned I-1 (Light Industrial). They feel the industrial activity may not be conducive to the placement of a residential building immediately adjacent to the plant. Voith representatives wanted to be on record stating their concerns. They cited issues such as noise (including PA System that is regularly tested), lighting, and truck loading and unloading which are all by-products of their industrial operations. Gary Smith and David Reeves were in attendance at the meeting and spoke regarding these objections to the residential apartments. Mr. Mears addressed the concerns and spoke of ways to alleviate the issues such as resituating the buildings on the property, putting the parking lot on that side of the development, landscaping (trees, etc), installing noise reduction windows and blinds, etc. Mr. Mears stated that he is willing to work with Voith in resolving these issues. Bruce Fleming reminded the Commission that they had previously approved apartments with commercial spaces for this site. Charlie Simmons, West Monroe Fire Department, spoke to Mr. Mears regarding fire hydrants (no fewer than 6 will be required), sprinkling of buildings, ADA Compliance, etc. The West Monroe Fire Department advised that they must be consulted in all phases of the development. Mr. Fleming advised that the Public Works Department provided a department review signed by Ronnie Turner stating that water and sewer lines will have to be extended at the expense of the property owner / developer. Skip Dean, representative for the Northeast Baptist School, voiced concern over fencing, drainage & erosion, and safety. Mr. Fleming explained that a fence would be required. Due to an issue with a previous property owner, Mr. Dean wanted to voice his concerns. Mr. Fleming advised that a Drainage Impact statement will be required prior to development (Project Engineer will be RCH Company Engineer Ron Haisty). Vernon Guy is concerned about the changes to the footprint of the buildings that will be needed to address the concerns that have been voiced at the meeting. Bruce Fleming suggested tabling the application to allow time for the developers to conduct noise surveys, light studies, provide updated plans, etc. **VERNON GUY** made a motion to **TABLE** this application. **JUDY POOLE** seconded. All in favor, motion approved.

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The **SECOND** application for review was **PBG-14-30000002**. The applicant is **JEREMY MEARS, BROWNSTONE**. The property owner is **GALION UTILITIES CORPORATION / JOHN PRUETT III**. The property is located on **MANE STREET** with legal description being **11.24 ACRES LOCATED ON MANE STREET PER BOUNDARY SURVEY DATED 12-14-2012 BY TOMMY SEMMES JR. PROFESSIONAL LAND SURVEYING COMPANY, INC.** This request is for a **PLANNED BUILDING GROUP TO DEVELOP AS AN APARTMENT COMPLEX**. This application was discussed in conjunction with the above application. **VERNON GUY** made a motion to **TABLE** this application. **JUDY POOLE** seconded. All in favor, motion approved.

As there was no further business to be discussed, the meeting was adjourned.