CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 6, 2012
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Chairman Greenman at 7:30 p.m. On roll call, members Batastini, Esposito, Gavle, Goss, Jouron, Lembke, and Greenman were present. Members Skluzacek and Hayden were absent.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, and Rick Paulson, Building Commissioner, were present from Staff.

Mr. Greenman stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

2012-40 CRYSTAL LAKE BUSINESS CENTER - KNIGHTSBRIDGE COMMERCIAL - EXTREME TRAMPOLINE – 215 Exchange – PUBLIC HEARING
Land Use Variation and Special Use Permit pursuant to Article 2, Land Use of the UDO to allow a trampoline amusement park as a special use in the "M" district at the specified location.

Mr. Greenman stated the petition requested to be continued to the next PZC meeting which is June 20, 2012. He asked if there was anyone present who would not be able to attend that meeting and wished to speak on the matter. There was no one present who wished to comment on the request.

Mr. Esposito moved to continue 2012-40 Extreme Trampoline to the June 20, 2012 PZC meeting. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

APPROVE MINUTES OF THE MAY 16, 2012 PLANNING AND ZONING COMMISSION MEETING
Mr. Esposito moved to approve the minutes from the May 16, 2012 Planning and Zoning Commission meeting as presented. Mr. Jouron seconded the motion. On roll call, members Esposito, Gavle, Goss, Jouron, Lembke, and Greenman voted aye. Mr. Batastini abstained. Motion passed.

2012-37 BRILLIANCE HONDA – 680 W. Terra Cotta Ave. – PUBLIC HEARING
Final PUD Amendment for exterior building, site changes and signage for this watershed PUD; Final Plat of Subdivision to create two lots; and Special Use Permit for an electronic message center sign

Mr. Greenman stated that the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Greenman waived the reading of the legal notice without objection.

Joe Gottemoller, attorney, Kevin Keefe, owner, Darwin Lindahl, architect, and Tom Polzin, Engineer, were present to represent the petition. Mr. Gottemoller said they are currently operating the car dealership on Route 31 and they want to move the operations to the former Dodge site. He said the frontage will change and the most significant change is the addition of the parking in the rear of the property. They are purchasing 13 of the 26 acres in the rear which is why they are requesting a Plat of Subdivision. Mr. Gottemoller added that they will be improving the shared roadway along the east property line and it will be dedicated to the City.

Mr. Gottemoller said the only issue is the signage which is larger than the City is used to. He said the Annexation Agreement allows for a sign up to 35 feet in height. They do want the electronic message screen for the sign and they will be reducing the height.

Mr. Greenman asked if there were any other concerns with the recommended conditions other than the signage. Mr. Gottemoller said the only issue is the sign and they will be making the minor changes to the plat.

Penny Hughes with Hughes Signs at 652 W. Terra Cotta Avenue said she was concerned about the improved street and if there will be room at the end for a semi to turn around. Her other concern is the water runoff. Ms. Hughes said currently their site is the lowest point and seems to get all of the runoff. She does not want it to get worse.

There was no one else in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Gottemoller stated that he spoke to some of the neighbors prior to the meeting and they were concerned about the fence. He said they have no problems working with the neighbors. There also may need to look at the "lolly pop" at the end of the improved street to be certain of the semi turn around. Ms. Rentzsch said the petitioner has worked very closely with staff on the roadway and improvements to the property. The storm water for this site will be addressed.

Mr. Batastini said he is thrilled that they are staying in Crystal Lake. He said all of the impervious surface will be on one lot after the subdivision. He asked if this will make a difference. Ms. Rentzsch said the Annexation Agreement covers the entire parcel. They will need to meet the watershed requirements. The ground to the north is higher and less of a concern.

Mr. Batastini asked about the sign. Mr. Gottemoller said a revised sign plan will be ready prior to City Council. He added that the portion of the Annexation Agreement covering the signage will be changed. Mr. Batastini asked about the size of the electronic message sign. Mr. Lindahl said the reader board is approximately 13 feet by 71/2 feet which also has the ability for animation and graphics. He said the sign is double faced.

Mr. Jouron asked what the sign will be used for. Mr. Keefe said it will be for unique offers by Honda or

as simple as oil change offers.

Mr. Gavle said that is 100 square feet per side. Mr. Gottemoller said yes. Mr. Gavle said that is a lot of message space. Mr. Esposito added that this is a 13 acre site but feels that lowering the sign will help. It would be hard to see the sign that is that tall other than from a far distance. He believes that the message sign at the Plaza is larger.

Mr. Goss asked if the storm water on the pavement will be going to the rear of the property. Mr. Gottemoller said he was not sure. Mr. Polzin said the storm sewer runs along the perimeter of the property and then to the storm sewer on Route 176. The normal flow will continue and there will be a holding area for the water from a 24 hour event. Mr. Goss asked if it includes the undeveloped property. Mr. Polzin said no. Mr. Goss said he would prefer that the water from that portion be handled as well.

Mr. Goss asked about effect the lights in the rear parking lot will have on the residents of Angela Lane. Mr. Gottemoller said they won't be on all night. Mr. Goss asked if the entire area will be fenced. Mr. Gottemoller said no only the residential area. Mr. Goss asked about the delivery of new vehicles. Mr. Lindahl explained that they will not be unloaded on the improved road.

Mr. Goss said he would prefer to know what the changes to the sign will be prior to the PZC approval. He added that the Findings of Fact are met.

Mr. Greenman asked about the sizes/heights of the other car dealerships in Crystal Lake. Ms. Rentzsch said they are typically 16 feet tall. Mr. Goss reminded the petitioner that graphics are prohibited.

Mr. Greenman said the PZC has been consistent with regards to parkway trees and sidewalk deferrals. Mr. Gottemoller said they would prefer not to have trees and the sidewalk will not be connected to anything.

Mr. Greenman said he struggles with the sign because they don't know what they are approving. Mr. Gottemoller said they have a deadline to get the necessary approvals. Mr. Greenman said in the past they have given enough direction so staff can act for them. Ms. Rentzsch said if the Commissioners are more comfortable, a separate motion can be made for the sign. Mr. Gottemoller said they do not want to be continued to the next meeting.

Mr. Greenman thanked the petitioner for remaining in Crystal Lake.

Mr. Batastini asked about the street trees. Mr. Gottemoller said Pauly Toyota does not have any street trees. They were allowed to do bushes. Mr. Goss said IDOT will come to that area when IDOT does the roadway improvements. He asked if the petitioner was aware that there will be a barrier on Route 176. Mr. Keefe said yes.

Mr. Jouron said he would prefer a monument sign. Mr. Goss said he would prefer a sign that is 16 feet

tall and the size of the electronic message area is 40 square feet per side. Mr. Batastini said this area does not have the number of signs you see on Route 14. Mr. Goss said the sign presented is more for an expressway than for the city. Mr. Esposito said he would prefer a monument sign. He understands that car dealerships are highbreds and he would be ok with the electronic message area to be between 40 to 60 square feet per side. Mr. Gavle said it is hard to say where the line is. He can go with 40 to 6 0 square feet and a 12 foot high sign is ok. Mr. Jouron said he would like to see the electronic message area be 40 square feet for each side and 16 feet tall. Also he likes the sign that is shown on the site signs Type B. Mr. Batastini said he likes a monument sign and the message center to be no more than 40 square feet each. Mr. Greenman agreed.

Mr. Batastini moved to approve the Final PUD Amendment for exterior building, site changes and signage for this watershed PUD; Final Plat of Subdivision to create two lots; and Special Use Permit for an electronic message center sign for Brilliance Honda at 680 W. Terra Cotta Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application, Brilliance Land Management, received 5-21-2012
   B. Plat of Subdivision, Trotter, dated 5-22-12
   C. Site plan, DLA, dated 5-22-2012
   D. Architectural plans, DLA, dated 5-18-2012
   E. Sign information, Lawrence Signs, dated 5-11-12

2. Site Plan and Landscape Plan
   A. Indicate if the directional sign is to be located only at the entrances or by the building, too.
   B. Work with staff to provide some additional landscape for the residential to the west, once the final inventory storage plan is determined.

~~3. Signage~~
   ~~A. The EMC should be lowered into a 9-foot tall sign that matches the other proposed signs or incorporated into the proposed main ID-freestanding sign, that should be lowered to more closely match the heights of the other auto dealerships in town.~~

4. Minor revisions are needed on the plat of subdivision document. Work with staff to finalize these changes.

5. To provide for the orderly improvement of this area, the installation of street trees and sidewalks and the burial of aerial utility lines are deferred until the surrounding properties are required to provide these improvements.

6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

7. PZC recommends that the message center sign be of a monument style, no taller than 16 feet, and the electronic message center portion area no more than 40 square feet per side.

Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2012-36 BECKER – 207 N. Main St. – PUBLIC HEARING
Variation from Article 7, Nonconformities of the UDO, to allow alteration of the roof from a flat to a pitched roof, enlarging the existing nonconformity.

Mr. Greenman stated that the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Greenman waived the reading of the legal notice without objection.

James Becker was present to represent his petition. Mr. Becker said he owns a 4-story apartment building with a flat roof. He purchased the building in 2005 and repaired the roof them. He has since repaired the roof several more times. Mr. Becker said this is a repetitive issue. It can be dangerous and it is expensive. His solution is to add a pitched roof to the building that is similar to the one on City Hall.

Mr. Greenman asked if the petitioner had any concerns or issues with the conditions listed in the staff report. Mr. Becker said he agrees with all of them.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss said he has no problem with the request. Mrs. Lembke agreed. Mr. Gavle said metal roofs do shed snow fast and hard. He asked if there is any landscaping under the roof line. Mr. Becker said he was going to put on gutters which should help. Mr. Gavle said there are also stakes that can be placed on metal roofs to help the snow shed more easily.

Mr. Batastini said that all of the Findings of Fact are satisfied.

Mr. Greenman said he agrees with the comments that have been made and this petition makes sense.

Mr. Batastini moved to approve the Variation from Article 7, Nonconformities of the UDO, to allow alteration of the roof from a flat to a pitched roof, enlarging the existing nonconformity for 207 N. Main Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application received 5-7-12
   B. Site Plan /Plat of Survey - received 5-7-12
   C. Alteration Details/Elevations - received 5-17-12

2. A variation is hereby granted to allow alteration of the roof, from a flat to a pitched roof, enlarging the existing nonconformity and allowing a height variation of 4 inches.

3. The pitched roof will increase the building height to require aerial apparatus access, per the International Fire Code. The Main Street frontage is designated to provide aerial apparatus access and therefore, no new obstructions, such as, but not limited to trees and utility poles, shall be installed.

4. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

2012-39 TERRA COTTA TECH - STRAIGHT SHOOTER GALLERY – 560 Beechcraft – PUBLIC HEARING
Special Use Permit Amendment to amend the conditions of Ordinance granting a SUP and a variation from Article 4-700 C 7, Rooftop Appurtenances, of the UDO from the requirement that all non-residential uses are required to screen rooftop appurtenances from view.

Mr. Greenman stated that the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Greenman waived the reading of the legal notice without objection.

Bo Strom was present to represent his petition. Mr. Strom said he had agreed to screen the mechanicals on this building during the meetings. The mechanical units are much larger than anticipated. Also the amount of air that the system exchanges in the building is massive. Mr. Strom said the air that comes out of the unit is cleaner than when it goes in. He showed photos of the Raue Center and Dolphin Swim Club, both do not have screening for their mechanicals. Mr. Strom is requesting to not screen the mechanicals but to paint them.

Mr. Greenman asked if the petitioner had any concerns or issues with the recommended conditions in the staff report. Mr. Strom said he has no problem with the conditions.

Shawn Phillips, 5105 Nunda Trail, asked if the discussion was for the screening only. Mr. Greenman said yes. Mr. Phillips said he did not object to that.

There was no one else in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss asked if there is a noise concern because they are not screened. Mr. Paulson said when he went to the final inspection of the building, the mechanicals were fully working and he did not notice any noise from them. He added that there have not been any complaints about noise from this building.

Mr. Esposito recalled that with the Dolphin Swim Club if they were to put in the screening it would void their warranty on the roof. Mr. Gavle said because of the location of the building, not having screening should not be a problem, but it would if it were in another location. Mr. Jouron said he doesn't have a problem with the request. Mr. Batastini said the building is buried in the back and he has no issues with the request.

Mr. Batastini moved to approve the Special Use Permit Amendment to amend the conditions of Ordinance No. 6618 granting a SUP to allow a commercial recreation use for a shooting range located at the subject property and a variation from Article 4-700 C 7, Rooftop Appurtenances, of the UDO from the requirement that all non-residential uses are required to screen rooftop appurtenances from view for Straight Shooters Gallery at 560 Beechcraft Lane with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application, received 5-16-12

2. A Special Use Amendment and variation are hereby granted for the shooting range at 560 Beechcraft Lane, allowing the petitioner not to screen the existing rooftop appurtenances from view.

3. The mechanical equipment on the first floor roof, on all sides shall be painted white to match the building.

4. Any additional rooftop appurtenances that are added, either by this tenant or other future tenants at this location, will be required to be screened per the provisions of the UDO.

5. The petitioner shall address any comments and requirements from the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2012-38 FLAGG ANTIQUE MALL – 2 N. Williams St. – PUBLIC HEARING
Special Use Permit for a Used Merchandise Store.

Mr. Greenman stated that the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Greenman waived the reading of the legal notice without objection.

Thelma Flagg, owner, and Valerie Heady were present to represent the petition. Mrs. Flagg said the building is very historical and additions have been put on the building. It has been a funeral home and recently housed the Horizons for the Blind. She is proposing the building be used for an antique mall. It would bring the downtown areas just a little further south. Ms. Heady said this will be an upscale business. They will rent out display areas to vendors and there will be only one point of sale. The vendors will not sell directly to the customer. Ms. Heady said because there are two other similar uses within 1000 feet that is why a Special Use is required.

Mr. Greenman asked if the petitioner had any concerns or issues with the suggested conditions listed in the staff report. Ms. Heady said no.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Batastini said that restriping the parking lot is not expensive and asked why wait. Ms. Maxwell said they wanted the business to get established. There is plenty of parking in the lot and also on the street. Mr. Batastini asked if the displays would only be indoors. Ms. Maxwell said yes.

Mr. Jouron asked about the hours of operation. Ms. Heady said they would be Tuesday, Wednesday, and FrIHDAy 11 a.m. to 6 p.m.; Thursday 11 a.m. to 8 p.m.; Saturday and Sunday 10 a.m. to 4 p.m.; and they will be closed on Monday.

Mr. Gavle asked about the Findings of Fact. Ms. Maxwell said they listed the criteria for the limited use. If the criteria is met, the request does not need to go before City Council. Ms. Heady said she believes their business will be beneficial to the other similar businesses. Mrs. Flagg said one of the stores is a used book store and the other is antiques.

Mr. Goss asked if the Raue Center has permission to use this parking lot. Mrs. Flagg said there is no agreement but things have always worked out. Mr. Goss said there may be a problem on Sundays.

Mr. Greenman said it is nice that this business will be in downtown and thanked Mrs. Flagg for being such a good neighbor. They want to be sure the petitioners are looked out for. He added that the Findings of Fact are met.

Mr. Esposito moved to approve the Special Use Permit for a Used Merchandise Store for Flagg Antique Mall at 2 N. Williams Street with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:

A. Application (Flagg, received 5/14/12)
B. Floor Plan (Flagg, received 5/14/12)
C. Site Plan (Flagg, received 5/14/12)

2. The parking lot shall be restriped within 5 years or upon full occupancy, whichever occurs first.

3. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue, Planning and Economic Development, and Public Works Department as well as the City's Watershed Consultant.

Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2012-23 SPRINGS OF CRYSTAL LAKE – 1000 Brighton Lane – PUBLIC HEARING
Final PUD Amendment and Special Use Permit for a nursing care facility.

Mr. Greenman stated that the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Greenman waived the reading of the legal notice without objection.

Lisa Waggoner, attorney; Larry Bangs; Steve Sussholz, architect; and Tom McCabe, engineer, were present to represent the petition. Ms. Waggoner said they are discussing Phase 1 only. This would be the connection to the original building and placed on this lot and the adjacent lot of the original subdivision for Canterbury Place. She described the surrounding properties.

Mr. Bangs said the licensed facility currently has 97 beds and that will not be changing. There is more need for a rehab center which will increase as well as additional office space. Mr. Bangs said they currently are in the 60% to 70% occupancy rate. This would also make the traffic flow better than it does currently. The main entrance would be moved and the cover would allow for emergency equipment to enter easier.

Mr. Sussholz said they specialize in nursing home facilities. He showed a Power Point presentation showing an aerial photo of the property, the plat of survey, and site plan. They would also move the water line so the new parking lot and entrance can be placed there. The storm water detention would not be needed until Phase 2 is built. Mr. Sussholz also showed the floor plan and engineering drawings. He said the site is relatively flat. The proposed architecture would be slightly different than the original style. He showed samples of the materials that they would use.

Ms. Waggoner said they also show a garage on the site plan. Mr. Bangs said it would be used to store the lawn equipment, snow plow, as well as a 12-passenger vehicle.

Mr. Greenman asked if there were any concerns or issues with the recommended conditions. Ms. Waggoner said they are ok with the conditions. She believed in their presentation they reviewed the

Special Use Permit standards. They are requesting approval of the PUD Amendment and Special Use Permit.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss asked if there will be new parking added. Mr. Sussholz said currently there are 63 parking spaces and the proposed is 81. Mr. Goss asked if that would be enough for Phase 2 as well. Mr. Sussholz said it should be enough. Mr. Goss asked about the access road. Mr. Sussholz said it is on their property.

Mr. Esposito said he doesn't have a problem with the request. Mr. Gavle said this is a great facility and they do wonderful work. Mr. Jouron said this is a great project. He asked about the number of beds in Phase 2. Mr. Sussholz said it would be 40 beds or less. They must show need to the State and receive a certificate of need.

Mr. Batastini said he fully supports this facility. They do great work there.

Mr. Greenman agreed and said he appreciates them putting money into the facility for the community.

Mr. Esposito moved to approve the Final PUD Amendment and Special Use Permit for a nursing care facility for The Springs of Crystal Lake at 1000 Brighton Circle with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Greenberg Farrow, received 4/24/12)
   B. Site and Engineering Plans (Spaceco Inc., dated 2/13/12, revised 4/20/12, received 5/1/12)
   C. Architectural Plans (SAS Architects, dated 4/26/12, received 5/1/12)
   D. Landscape Plans (SAS Architects, dated 4/25/12, received 5/1/12)

2. Provide parking data relevant to the need and demand of parking for this use to justify a parking ratio.

3. Additional landscape materials shall be added on the north side of the circular parking area to provide screening for patient rooms.

4. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue, Planning and Economic Development, and Public Works Department as well as the City's Watershed Consultant.

Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2012-35 LANDOVER CORP– Main St & Teckler BLVD. – PUBLIC MEETING
This petition was continued from the May 16, 2012 PZC meeting.

Conceptual PUD review for an 84-unit multi-family apartment development.

Lisa Waggoner, attorney, Richard Sova with Landover, and Christopher Hooker with Banner, were present to represent the conceptual review. Mr. Hooker showed a Power Point presentation and reviewed the development team. Mr. Sova said their focus is on upscale residential. Mr. Hooker said they own and manage 5,890 apartments and recently completed a senior housing development in Waukegan. This development would target IHDA financing. He said the IHDA financing looks for amenities/businesses that are in the area and showed a map created by staff of those uses. Originally, they looked at the site north of Congress Parkway and east of Main Street which was not zoned residential. This site is. Mr. Hooker showed the site plan which has 4 buildings totaling 83 units with a combination of one-, two-, and three-bedroom units.

Mr. Sova showed the elevation of the building which is similar to the complex they built in St. Charles. The buildings would be a combination of two and three two stories.

Ms. Waggoner said the staff report noted the zoning as "R-2" which they would develop as a PUD because there would be more than one building on the parcel. They would also be asking for a density bonus. She said the plat was approved in 2006 and there have not been any petitions presented to the City for any portion of the property. They also feel that single family homes would be hard to sell immediately north of the Jewel shopping center. Mr. Hooker said they know they have a lot of work to do and they are looking for feedback.

Mr. Greenman stated that this is a conceptual review but asked if there was anyone in attendance who wished to comment. There was no one who wished to speak on this request.

Mr. Goss said the property has limitations on the road connections. He feels the density is too much for this area and it would be hard to justify the density bonus. Other IHDA projects have individual garages as well as additional parking. Also this design is not as imaginative as the other.

Mrs. Lembke said the density is too high. Mr. Esposito agreed and the building is too high. He believes there will be issues with some neighbors.

Mr. Batastini agreed with Mr. Goss' statements. He asked what other options are for road connections. Ms. Waggoner said a road is planned on the east side of the development that connects to the road behind Jewel which ends at the light at Main Street. Mr. Batastini said the traffic backs up quickly there and this is not a good second access point. He likes this location better than the others they have seen recently.

Mr. Goss explained the road restriction that was placed on this property. He said the railroad moves slower than government. Mr. Greenman said the road connection to the north can be looked at again. Mr. Goss said the site makes sense but it does have baggage.

Mr. Batastini said he doesn't like the density.

Mr. Jouron said he would like to see more brick on the building.

Mr. Gavle said he is also concerned about the density and three stories is taller than anything in the area. There is a nice amount of open space.

Mr. Greenman said he believes this is close and he echoes the concerns of the other members as far as density is concerned. He would like to see the open space be moved more towards the residential area and the buildings towards the Jewel building. Mr. Greenman said the density would need to be reduced. Mr. Greenman said they need to look at surrounding properties.

Mr. Goss said there is too much mass in the buildings and the density needs to be reduced. They need to be more creative in their design. He said if the tracks are removed, the hill could be removed and the road connections be more vehicle friendly. Mr. Goss said he also looks at the remaining property and asked what could be put there.

Mr. Hooker said this is a catch 22 here. They are trying to make this parcel work. The property is much more expensive and they have a time line to meet. He said they would need about 15 units per acre. Mr. Batastini said he can't support that number and it would set a precedence.

Mr. Greenman said there are many unanswered questions and he wants this to work for everyone. Mr. Hooker asked if 15 was too dense. Mr. Greenman said yes for this property and especially with the road connection challenge.

Ms. Waggoner said the rezoning to "R-3b" makes sense. Mr. Goss agreed. He added that the second road connection is out of their hands. The City may need to reconsider that since the expense of relocating the rail line is more than what the property is currently worth.

Mr. Greenman said they have not been able to give the developer much feedback. He recommended that they share this information with the City Council. Ms. Maxwell said this is a conceptual review and won't go before the Council. Mr. Greenman suggested they meet with the Council members one on one.

REPORT FROM PLANNING

- Marquardt – 310 View St. – Variation
- Country Corners SC – Petco – 230 Virginia St. – PUD Amend, SUP
- Bonick - 145 Regal Drive – Variation

Ms. Rentzsch reviewed the petitions for the next PZC meeting.

COMMENTS FROM THE COMMISSION

There were no comments from the Commissioners.

The meeting was adjourned at 10:05 p.m.