

The regular work meeting was called to order on February 8, 2005 at 7:45. Present were:

Tony Przychodzien, Chairman  
George Dalmas  
Anthony Cabassa  
Jay Gregg  
Matt Arnoldy, Recording Secretary

The reading of the minutes from January 11, 2005 were read and approved.

New member Jay Gregg was welcomed to the Planning Commission.

Joe Rosella from DL Howell & Associates introduced a preliminary sketch plan for lots 18 and 19 of the Belaire Business Park. Rampmaster, who has been in operating in the business park since 1991, is proposing improvements to their existing facility on lot 18 and also expanding into the currently undeveloped lot 19. The purpose of the land development is to provide better circulation for business vehicles and more parking for employees. Rampmaster is planning to connect to public sewer and abandon their on lot system. Screening will be provided on East Steward Huston Drive and Gunnard Carlson Drive. Questions from the Planning Commission were discussed regarding the parking and storage of the fueling vehicles, and also whether a special exception would be required for the outdoor storage.

Members representing Aerzen were present to discuss their Preliminary Land Development submission. Aerzen is proposing a 41,700 square foot manufacturing/office building on lot 4 of the Morris Farm subdivision. Mr. Cahill, of Cahill Associates, explained to the Planning Commission the concept of the LEED rating, and how their proposed building would meet this design criteria. Aerzen is asking for to have the number of required parking spaces reduced, which will require a conditional use approval, and also a variance from Section 1304.E.2. permitting loading docks of the proposed building to face the street. Aerzen wishes to minimize earth disturbance and impervious ground coverage, and will only require 47 parking spaces to operate their business. The current ordinance requires 128 spaces. Mr. Cahill explained how having the loading docks face away from the street would create a waste of material, an unnecessary disturbance of the existing vegetation, and would not allow their internal workflows to operate efficiently. Tony Przychodzien expressed concern over recommending a variance to the current zoning. He also raised questions regarding safe access for fire and emergency vehicles, and a safety concern over trucks maneuvering in the front parking lot.

It was agreed that Aerzen would come back to the next Planning Commission meeting with additional information prior to the board making a recommendation. John Lymberis asked for clarification of how the proposed "meadow" would be landscaped and maintained.

Tom Lowry introduced a draft of an ordinance requiring public sewer and water within all commercial and industrial zoning districts. There was also a discussion of creating an ordinance requiring commercial/industrial buildings to install antennas to support the communication of emergency service teams.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Matt Arnoldy  
Recording Secretary