

**SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD JANUARY 5, 2016** -

1. CALL TO ORDER – 6:30 P.M.
2. ROLL CALL OF MEMBERS – Those Present: John Sullivan, Chairman; Steve Hannan, Vice Chairman; John Crouse, Secretary; David Goff, Patricia Connell, Ed Rothschild.

It was moved by Mr. Sullivan to excuse Ms. Caswell from the meeting.

The following votes were cast on the motion:

Those voting Yes: Goff, Hannan, Sullivan, Crouse, Connell, Rothschild.

The motion carried.

ALSO PRESENT: Randall Sampson, Sr. Ass't. City Attorney; Rob Smetana, Planning Manager; Carol Ibanez, Planner; Jodi Baros, Acting Recording Secretary.

3. APPROVAL OF MINUTES FOR DECEMBER 8, 2015 - The minutes of December 8<sup>th</sup> stand approved as printed.
4. GENERAL BUSINESS – None
5. REPORTS – None
6. PLEDGE OF ALLEGIANCE –
7. PUBLIC HEARINGS –

**PDP2015-0009 MICRO SPACES @ INDIANA BUSINESS CENTER, 6670 HOLMAN ST.**

The public hearing was opened.

Mr. Sullivan entered into the record staff report PDP2015-0009, dated 1-5-16, the posting log and affidavit of mailing.

Mr. Greg Pierce was present and referred to a slide presentation and stated they are serving the small business owner as there is not a lot of inventory for small businesses. He said the location is highly accessible and they will provide work spaces that are designed to fit small business needs. He further talked about the need for an industrial and residential product. He talked about the individual condominium ownership of the 65 units with a size of 650 square feet to 1500 square feet. He said they are proposing eight separate buildings. He talked about the use classifications such as professional services, medical services, light manufacturing, technical/scientific services, service industry businesses, and wholesale/warehousing. He further talked about the plot plan, landscape plan, and the architectural vision. He also discussed the design details and materials to be used.

There being no one else wishing to speak, the public input portion of the hearing was closed.

Mr. Goff asked what is required of the individual owners to keep the property looking similar to other units.

Mr. Pierce stated the covenants would be similar to the residential condominium covenants. He further stated the commercial owners association maintains and owns the buildings.

Mr. Rothschild asked if staff was in agreement with the uses that were being allowed.

Carol Ibanez stated staff worked with the developer using the Land Development Code use table of allowed uses.

Mr. Rothschild questioned the retail use of a brew pub.

Carol Ibanez stated retail uses are not allowed in the PUD-I zoning district.

Mr. Rothschild asked if workout gyms are allowed.

Carol Ibanez stated the developer excluded that use in the project.

Mr. Rothschild stated his concern was because of the cost effective space, there will be pressure from retail and other uses to be in that space rather than pay premium retail prices. He felt that needed to be controlled. He further said he did not feel there was adequate parking facilities to support the type of facilities that would have a lot of people going to the business.

Mr. Pierce stated the project does not really have a retail component even though it looks like retail. He said by use, we cannot allow retail, it can be wholesale/retail.

Mr. Rothschild questioned the 70,000 square foot building, and asked if they included the second level.

Mr. Pierce stated it does include the second level, except the mezzanine square footage.

Mr. Rothschild asked if there was sufficient access for tractor/trailer to come through the property to make deliveries, and sufficient trash.

Mr. Pierce said they will have large sized containers in three locations. Regarding the access for tractor/trailers they do meet the requirements.

It was moved by Mr. Rothschild that PDP2015-0009, Micro Spaces @ Indiana Business Center Preliminary Development Plan, located at 6670 Holman Street, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Pages 7 & 8 of the staff report.

The following votes were cast on the motion:

Those voting Yes: Goff, Hannan, Sullivan, Crouse, Connell, Rothschild.

Those absent: Caswell.

The motion carried.

9. OTHER ITEMS –

There are no scheduled items for the January 19th meeting.

It was moved by Mr. Crouse to cancel the meeting of January 19, 2016, as there are no scheduled items.

The following votes were cast on the motion:

Those voting Yes: Goff, Hannan, Sullivan, Crouse, Connell, Rothschild.

Those absent: Caswell.

The motion carried.

The next meeting is scheduled for February 2, 2015.

10. MEETING ADJOURNED – 7:28 P.M.

  
\_\_\_\_\_  
John Crouse, Secretary

  
\_\_\_\_\_  
John Sullivan, Chairman  
Steve Hannan

  
\_\_\_\_\_  
Joan Brown, Recording Secretary