



Planning Commission

Meeting Agenda

May 20, 2019

7:00 p.m.

I. Call To Order

II. Roll Call

III. Action of Minutes: None.

IV. Additions or Corrections to Agenda

Swear in All Witnesses/Applicants/Staff whom plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth".

V. Hearing of Visitors for Items Not on Tonight's Agenda

VII. Cases:

VAR-23-2019 Variance

Reconsideration of the variance request to allow a fireplace to encroach the required side yard setback at 7030 Hanby's Loop (222-004847-00).

Applicant: Outdoor-FX Inc.

Motion of Acceptance of Staff Reports and Related Documents into the Record for VAR-23-2019.

Motion of Approval for application VAR-23-2019 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-33-2019 Conditional Use

Conditional use application to allow a gas station to be developed as part of the Englefield Oil final development plan (PID: 222-004730-00).

Applicant: EMH&T c/o Katie Miller

Motion of Acceptance of Staff Reports and Related Documents into the Record for CU-33-2019.

Motion of Approval for application CU-33-2019 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-34-2019 Final Development Plan

Final development plan for the Englefield Oil development located at the corner of US-62 and Theisen Drive (PID: 222-004730-00).

Applicant: EMH&T c/o Katie Miller

Motion of Acceptance of Staff Reports and Related Documents into the Record for FDP-34-2019.

Motion of Approval for application FDP-34-2019 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-35-2019 Englefield Oil Variances

Variances associated with the final development plan for the Englefield Oil development located at the corner of US-62 and Theisen Drive (PID: 222-004730-00).

Applicant: EMH&T c/o Katie Miller

Motion of Acceptance of Staff Reports and Related Documents into the Record for VAR-35-2019.

Motion of Approval for application VAR-35-2019 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

ZC-38-2019 Zoning Change

Rezoning of 484.4 +/- acres from Agricultural (AG) to Limited General Employment (L-GE) for an area generally located to the north of Jug Street, east of Beech Road, south of Miller Avenue and west of Clover Valley Road (PID: 037-111756-00.000, 037111756-00.002, 037-111750-01.000, 037-111756-00.001, 037-111594-00.002, 037-111612-00.001, 037-111606-00.001, 037-111618-01.000, 037-111618-02.000, 037-111594-00.001, 037-111342-00.000, 037-111618-05.000, 037-111618-04.000, 037-111618-03.000, 037-112266-00.000, 037-111756-00.002, 037-111606-00.000, 037-111594-00.000).

Applicant: MBJ Holdings LLC c/o Aaron Underhill

Motion of Acceptance of Staff Reports and Related Documents into the Record for ZC-38-2019.

Motion of Approval for application ZC-38-2019 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-39-2019 Conditional Use

Conditional use application to allow retail and product sales, as well as general office uses located at 5740 Zarley Street (PID: 222-000269 and 222-000270).

Applicant: Kessler Sign Company

Motion of Acceptance of Staff Reports and Related Documents into the Record for CU-39-2019.

Motion of Approval for application CU-39-2019 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDM-42-2019 Final Development Plan Modification

Final Development Plan Modification to the Oxford subdivision to adjust the planned site orientation of lots #20 and #1 at the entry to the subdivision (PID: 222-004715 and 222-004696).

Applicant: Maletz Architects c/o Andrew Maletz

Motion of Acceptance of Staff Reports and Related Documents into the Record for FDM-42-2019.

Motion of Approval for application FDM-42-2019 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VIII. Other Business

IX. Poll members for comment

X. Adjournment