

I. CALL TO ORDER:

The Planning and Zoning Commission meeting was called to order at 7:32 pm by Chairman Susanke.

II. ROLL CALL:

Present were Chairman Susanke, Commissioners, Kotleba, Martin and Slovacek. Commissioners Gilmore, Kaufman and Magsamen were absent. Also in attendance were Community Development Director Cathleen Tymoszenko and five (5) people in the audience.

III. PLEDGE OF ALLEGIANCE:

Chairman Susanke led those in attendance in reciting the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Martin and seconded by Commissioner Slovacek to approve the agenda. The motion was carried by unanimous roll call vote.

V. APPROVAL OF MINUTES:

1. Regular Meeting – May 27, 2014

MOTION: Commissioner Kotleba made a motion to approve the May 27, 2014 Planning and Zoning Commission meeting minutes and seconded by Commissioner Slovacek. The motion was carried by unanimous roll call vote.

AYES: Chairperson Susanke, Commissioners Kotleba, Martin and Slovacek

NAYS: None

VI. QUESTIONS FROM THE AUDIENCE: There were none.

VII. UNFINISHED BUSINESS: There were none.

VIII. NEW BUSINESS:

- A. Public Hearing Petition 14-04: Spring Hill Gateway West/U-Haul Special Use for Automotive Services**

MOTION: Commissioner Slovacek made a motion to open the public hearing and was seconded by Commissioner Martin. The motion was carried by unanimous roll call vote.

Chairperson Susanke gave a brief summary of the reason for the Public Hearing for Petition 14-04 Spring Hill Gateway West/U-Haul Special Use for Automotive Services. Director Tymoszenko confirmed all public notices were mailed out.

Petitioners Carlos Vizcarra of Amerco Real Estate, 2727 N. Central Avenue, Phoenix, Arizona and Heather Skelton, U-Haul, 4504 W. Northwest Hwy, Crystal Lake, IL were present to discuss the application for U-Haul's request for a Special Use for Automotive Services in a B-2 Regional Business District (Spring Hill Gateway West). Mr. Vizcarra noted that U-Haul purchased the building in April of 2014 with the purpose of establishing the moving series operation of U-Haul in the northern building of the Spring Hill Gateway West and leasing the remaining southern building to other retailers as good revenue opportunity. Mr. Vizcarra noted that they currently have 4 tenants and are looking to fill the remaining spaces. He also mentioned that multiple repairs were already made to the building since the purchase which included replacing the A/C unit compressors which were stolen, the fire suppression system was in violation and has since brought it to code, and parking lot lights have been repaired as well as security cameras installed. All repairs were also made by local vendors. Mr. Vizcarra noted that there are many businesses within Spring Hill Mall who are U-Haul customers that use the storage space to accommodate their overstock merchandise. U-Haul is expected to create jobs for general managers and 15 part-time employees.

Mr. Vizcarra noted that their main focus is household moving and storage. They are currently applying for the Special Use permit and will then work on getting empty spaces filled with good neighborhood businesses. The application is for U-Haul to be able to park 5 trucks in the parking area, 2 trailers along the east side of the building and the remainder of the trucks in the rear of the site and that they will be screened by nature due to the elevation. It was asked if 5 trucks will be enough and it was replied that they will start with 5 and see how the business is going and then come back to the Commission to request more if needed. It was noted that no automotive service repairs will be made onsite.

Mr. Vizcarra also provided the Commission with an overview of similar U-Haul locations in other states and provided aerial maps.

Commissioner Kotleba asked why Best Buy or Target locations weren't chosen and Ms. Skelton replied the other sites didn't meet the needs of U-Haul.

MOTION: Commissioner Kotleba moved to make motion to close the Public Hearing and was seconded by Commissioner Slovacek. The motion was carried by unanimous roll call vote.

AYES: Chairperson Susanke, Commissioners Kotleba, Martin and Slovacek

NAYS: None

A brief discussion amongst the Commission was held regarding the Public Hearing for Petition 14-04 Spring Hill Gateway West/U-Haul Special Use for Automotive Services.

MOTION: Commissioner Martin moved to make motion to approve the special use permit as long as they comply with the site plans discussed and must meet signage specifications and based upon the findings of facts and was seconded by Slovacek.

1. Spring Hill Mall and Spring Hill Gateway were designed in a fashion that recognized the need to serve a large, unified regional commercial district. The spatial layout, yard and parking requirements reflect existing development areas and a regional viewpoint. Special uses for automotive services and accessory uses to automotive services already exist at Spring Hill Mall and on properties adjacent to Spring Hill Mall with out negative cause of impact.
2. The establishment of automotive services is an appropriate use at this location. The character of the proposed use would be a beneficial addition, particularly for a site that has had re-tenanting issues in the recent past. A use of this nature is highly suitable to the site and location.

AYES: Chairperson Susanke, Commissioners Kotleba, Martin, and Slovacek

NAYS: None

B. Plat of Resubdivision No. 4 – Petition 14-05: Oakview Corporate Park – King Shan

Director Tymoszenko gave a brief overview of the petition as the petitioner was not able to be present. She also noted that time is of the essence on the expansion of the Oakview Corporate Park. Director Tymoszenko noted that Opus North is requesting resubdivision approval for Oakview Park to be able to accommodate the expansion of King Shan Weber Grill distribution facility. They are proposing to construct a new 44,000 square foot distribution facility adjacent to their existing building in Oakview Corporate Park. The fourth plat of resubdivision would split lot 3 into two separate lots and the new King Shan facility would be constructed on the resubdivided 2.48 acre portion of lot 3.

MOTION: Commissioner Slovacek moved to make motion to close the Public Hearing and was seconded by Commissioner Martin. The motion was carried by unanimous roll call vote.

AYES: Chairperson Susanke, Commissioners Kotleba, Martin, and Slovacek

NAYS: None

MOTION: Commissioner Slovacek moved to make motion to approve the Plat of Resubdivision as presented and outlined in the Memo dated June 18th, 2014 and was seconded by Commissioner Martin. The motion was carried by unanimous roll call vote.

AYES: Chairperson Susanke, Commissioners Kotleba, Martin, and Slovacek

NAYS: None

A letter from Commissioner Gilmore was read rendering his opinion for (A) Public Hearing Petition 14-04: Spring Hill Gateway West/U-Haul Special Use for Automotive Services and for (B) Plat of Resubdivision No. 4 – Petition 14-05: Oakview Corporate Park – King Shan.

X. ADJOURNMENT:

Commissioner Slovacek moved for adjournment, and Commissioner Kotleba seconded the motion. The meeting adjourned at 8:12 p.m.



Christin Mangan
Commission Secretary