

Greenfield Advisory Plan Commission
March 8, 2010

The Greenfield Advisory Plan Commission was called to order by President Steve Cooper at 7:00 p.m.

Present:

Steve Cooper	Jill Carr	Paulette Richardson	Nick Kile	Mike Fruth
Becky Riley	Digby Terry	Greg Carwein	Carl Graham	

Also present:

Gregg Morelock, Attorney
Joan Fitzwater, Zoning Administrator
Terri Sharrer, Secretary

First on the agenda was approval of the minutes from the January 11, 2010 regular meeting. Motion was made for approval by Ms. Richardson and seconded by Mr. Terry. Motion carried.

Miss Fitzwater gave the administrator's report. There were no questions regarding the report.

There was no old business to discuss.

New Business:

Mr. Cooper announced the new business item on the agenda. He excused himself from the discussion and voting on the petition. Mr. Terry took over the running of the meeting. 2010-01/2010-02, Skilken Properties, requests approval of a Preliminary Planned Unit Development Plan Amendment, and a Preliminary Re-Plat Approval of 12.3 acres, 2200 block of Barrett Drive, known as Greenfield Business Park, Sec 5, Lot B to be re-platted as Lots K, J, & I, zoned "PUD", Planned Unit Development and "PB", Planned Business. Ms. Fitzwater gave the staff report. During the administrator's report, Ms. Fitzwater stated if the city requested to perform a traffic signal warrant study that would count the amount of cars at Barrett Drive and New Road, and if the study warrants a traffic light, Skilken Properties has agreed to install a traffic signal there under a separate agreement. Ms. Fitzwater stated she is notifying the petitioner that the City Engineer has determined the traffic study is warranted and would like to see the results prior to the expiration of the agreement on June 12, 2012.

Ms. Fitzwater stated that the Corridor Overlay can't be applied when there is no user or no design to be reviewed. In order to make sure that this property does not sneak through the system somehow, staff would like to ask for a recorded PUD ordinance commitment that states before an Improvement Location Permit is issued, the petitioner will apply for a Corridor Overlay plan approval as well as a PUD Detail development plan. She stated that this is not the typical scenario of events in Greenfield, but it is not impossible and does fit in with the PUD section of the ordinance which says that before any development takes place, the commission shall approve a detailed site plan specifying exact location, composition, and general engineering features of all lots, drainage facilities, etc. and pertinent site development features. She stated she does not think it would be out of line to approve recording this plat with the condition that no Improvement Location Permits would be issued on the property without that information since that was also done when they were allowed to record Lot B. Ms. Fitzwater stated a concerned citizen came to City Hall this past week to voice her concerns about what type of buildings would be built on these lots. She is unhappy about the height of the Hampton Inn and how it affects her single family residence to the east since it blocks the sun and has made a large difference in her property. Ms. Fitzwater stated that the agreed upon PB zoning only allows heights up to 45 feet and unless the board had approved a height higher than 45 feet, that will not happen. Mr. Fruth stated that the Hampton Inn was not approved to be higher than 45 feet. He said there was a shadow analysis conducted realizing that it was going to create shadows but because the ground is higher where the acceptable height of the building is compounded the issue. Ms. Fitzwater recommended approval of the petition with the conditions in the staff report and also requested the recording of the driveway easement on the plat itself so future interested parties know that the drive does exist across all three lots, and goes from Martindale south to the rear of Home Depot.

Mr. Len Orrbarr of Coor Consulting came before the commission. He stated that the developer has been trying to sell the single lot since 2002 and would like to subdivide it into three lots for marketing purposes. He stated the

petitioner agrees to the conditions in the staff report. Greg Carwein had questions concerning the fact that any potential businesses on these lots would be adding to the traffic congestion and the buildings would be hard to see since they won't be on the main road – he inquired as to what type of signs are being planned and the placement of those signs. Mr. Orrbarr stated he does not know the answers to that. Mr. Carwein requested that information be provided before the final PUD approval. Mr. Mike Fruth stated that the Home Depot business center monument sign has room to add onto it. Ms. Fitzwater stated there is an existing sign easement shown on the plat at the northwest corner of the property. She also stated she has not seen any recorded covenants and restrictions but she does have a copy of a letter in the file that the petitioner generally agrees to follow the PB zoning. She would like to have the current commitments being agreed to at this meeting in the recorded PUD ordinance form. She stated that these are issues that can be addressed at the detailed development stage. Mr. Fruth asked if there was a non-access easement off Martindale Drive to the east. Ms. Fitzwater said yes.

There being no other questions from the commission and no questions from the audience, Mr. Kile made a motion to approve the petition with the conditions in the staff report and the condition Ms. Fitzwater added. Ms. Riley seconded. It was unanimously approved.

Mr. Cooper returned to presiding over the meeting.

There was no other business on the agenda or brought before the commission.

A motion to adjourn was made by Mr. Kile and seconded by Mr. Fruth.

Respectfully submitted,
Terri Sharrer
Secretary

Approval given with the following conditions:

1. The Petitioner shall record a commitment with a PUD Ordinance stating that prior to the issuance of an Improvement Location permit on Greenfield Business Park, Section 5, Lots K, J, and/or I, a combined Detailed Unit Development Plan and a Corridor Overlay Development Plan shall be submitted and approved by the Greenfield Plan Commission, in accordance with Section 155.030, (PUD District) and 155.054 Corridor Overlay District) of the Greenfield Zoning Code.
2. All other conditions, commitments, and covenants previously agreed to for the Greenfield Business Park Section 5 Plat and Planned Unit Development plan are to remain in full force and effect.
3. The recording of the driveway easement on the plat itself so that future interested parties know that the drive does exist across all three lots, and the drive goes from Martindale south to the rear of Home Depot.