

PLANNING AND ZONING COMMISSION MINUTES
April 22, 2008

WELCH CALLED THE MEETING TO ORDER AT 5:32 P.M.

PRESENT: DIKIS, FISHER, BANNISTER, BRAUER, KADING, WELCH

ABSENT: KUNTZ

STAFF: OLLENDIKE, HEILAND, RIVERA

MOTION WAS MADE BY BRAUER, SECONDED BY DIKIS to approve April 8, 2008 minutes

VOTE: YES – UNANIMOUS

#08-1004: Clive Wellness Campus (12493 University), Site Plan Amendment

A site plan amendment was presented at the April 8, 2008 Planning & Zoning Commission meeting and was deferred to the April 22nd meeting to explore additional design options and to address concerns. P&Z requested that the applicant review the following areas of the plan:

1. Turning radius and potential sight visibility issues,
2. Develop alternative plan which would remove the western bay of parking to allow more room to access the ramp,
3. Determine if a canopy will be constructed over the proposed drop-off area,
4. Address winter driving conditions on steep ramp slope,
5. Verify with MidAmerican that the transformer location is acceptable.

The applicant provided the additional information and the plan that shows a net gain of 15 parking spaces with the addition of the parking garage.

An alternate plan was presented showing a better turning radius which was preferred by the Board.

Other clarifications: A canopy will not be constructed over the drop-off area and the ramp will be heated for winter driving.

MOTION WAS MADE BY BRAUER, SECONDED BY DIKIS to approve #08-1004: Clive Wellness Campus (12493 University) Site Plan Amendment subject to the following clarifications:

1. Additional PCC should be extended from the top of the ramp to the dumpster pad,
2. Signage will need to be added to define one-way movements at the new drop-off/pick-up area,
3. Supplement detail on landscape plan along the east property line adjacent to the 2-story office structure will need to be provided to City Council to ensure adequate screening of the adjoining properties,
4. The alternate plan presented will be used.

VOTE: YES – UNANIMOUS

#08-1006: Classic Muscle Cars (9500 Swanson Blvd.), Site Plan Amendment

The applicant submitted a request for approval of a site plan amendment to allow for the redevelopment of the existing parking lot for the Classic Muscle Cars auto shop.

The subject site and the two adjacent businesses are linked to Swanson Boulevard by a paved access road (private). The three businesses also share an access drive along the frontage of their properties. Portions of this drive are currently paved, with portions unpaved as well through the Munoz property. The subject site is directly accessed from this shared driveway.

The applicant was unavailable to answer questions, so motion was made to defer the project until the next scheduled meeting.

MOTION WAS MADE BY FISHER, SECONDED BY KADING to defer #08-1006: Classic Muscle Cars (9500 Swanson Blvd.), Site Plan Amendment

VOTE: YES – UNANIMOUS

Being no further business before the Commission, the meeting was adjourned at 6:25.m.