

**PLANNING AND ZONING COMMISSION MINUTES**  
**May 13, 2008**

**WELCH CALLED THE MEETING TO ORDER AT 5:30 P.M.**

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

**ABSENT: WELCH, KUNTZ**

**STAFF: OLLENDIKE, HEILAND, RIVERA**

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

**VOTE: YES – UNANIMOUS**

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

The subject site is located at 9500 Swanson Boulevard and is contiguous to two other light industrial businesses. The applicant requested 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. 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. The subject site is directly accessed from this shared driveway.

The parking lot of the subject site is currently unpaved and the applicant is requesting the site plan amendment to pave and develop a parking lot for the existing auto business. 17 parking spaces would be provided and 8 spaces are required. Six trees, bushes, and sod within the landscape islands.

The applicant has also shown a future phase of paving for the shared driveway. At some point in the future, the three business owners that share this drive may pave the driveway to improve access.

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

**VOTE: YES – DIKIS, FISHER, BANNISTER, KADING**

**NO – BRAUER (Stated he thinks the driveway should be continued through and into the property as a requirement for the approval)**

**#08-1009: Woodsmith Store (10320 Hickman Road), Site Plan Amendment**

The subject site is located at 10320 Hickman Road and is the Woodsmith Store. The previous use was a lumber yard and hardware store. The original users of the subject site had a secondary drive aisle along the east side of the store used for truck deliveries. This secondary drive was never paved and is currently a deteriorated gravel road that is largely overgrown with grass. The applicant wants to redevelop this secondary drive to allow truck deliveries to travel along the east side of the building to the loading docks at the rear of the main building. The current truck path is along the west side of the building; however, each spring and summer, the Woodsmith Store has a large outdoor sales area along the west side of the building. By providing a secondary drive on the west side, the applicant would safely facilitate delivery truck flow away from a temporary sales and pedestrian area.

The area of the proposed drive is primarily undeveloped; however, a deteriorated gravel roadway does exist along with a drainage channel, which facilitates water runoff from the parking lot to the north to the south. Along the north edge of the subject area a chain link fence exists to keep customers and traffic out of the area. The chain link fence will remain in order to restrict traffic.

The proposed drive would be 24-feet wide and would allow for two-way traffic. The existing concrete flume used to channel water runoff would be removed and the new drive would accommodate storm water runoff to a newly constructed detention basin along the west and east side of the drives, at the south end of the driveway.

**MOTION WAS MADE BY DIKIS, SECONDED BY BANNISTER** to approve #08-1009: Woodsmith Store (10320 Hickman Road) Site Plan Amendment subject to confirmation by staff that correct number of parking spaces is maintained

**VOTE: YES – UNANIMOUS**

Being no further business before the Commission, the meeting was adjourned at 5:56 p.m.