

**Planning Commission**

February 6, 2024

Council Chambers, 1 Quail Creek Circle

Call to Order

Chair Josey Bathke called the February 6, 2024 Planning Commission to order at 6:30 p.m. in the Council Chambers at 1 Quail Creek Circle. Commission members present: Barry A'Hearn, Josey Bathke, Sheila Geneser, Jason Heisler, Patrick Staber, Dave Willer, and Amy Yotty; absent: none.

Others present: Ryan Rusnak, Ryan Heiar, Grant Lientz, Josiah Bilskemper, Tracey Mulcahey, Mark Snyder, and other interested parties.

Approval of the Agenda

A'Hearn moved, Staber seconded to approve the agenda. The vote was all ayes. Agenda approved.

Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of Senne Property Investments IA, LLC to approve a Preliminary Site Plan for a 11,600 square foot multi-tenant commercial building with a drive through facility on 1.48 acres. The property is located at the southeast corner of Liberty Way and North Jones Boulevard. Staff recommends the Planning Commission accept the finding; the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code, and forward the request to approve a preliminary site plan for a 11,600 square foot multi-tenant commercial building with a drive through facility on 1.48 acres to the City Council with a recommendation for approval.

Applicant Presentation

Mark Snyder, owner of Salons & Studios (the primary tenant), was present and offered additional information on the use of the property.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the quality of the site plan.

Recommendation to the City Council

A'Hearn moved, Heisler seconded that the Planning Commission accept the listed finding and forward the Preliminary Site Plan to the City Council with a recommendation for approval. The vote was: ayes – Heisler, A'Hearn, Staber, Willer, Yotty, Bathke, Geneser; nays – none. Motion carried.

Approval of Previous Minutes

Staber moved, Yotty seconded to approve the minutes of the January 2, 2024 meeting. The vote was all ayes. Minutes approved.

Old and New Business

Rusnak reported no new applications were received in February resulting in no meeting in March.

Adjournment

At 6:37 p.m., Staber moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk