



MINUTES OF THE PLANNING BOARD

March 14, 2023

MEMBERS PRESENT: Chairperson Paul Ritz, Board Member Grundhoefer, Board Member Villegas, Board Member Sampson, Board Member Van Hoose

MEMBERS ABSENT: Vice Chairperson Larson, Board Member Powell

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Deputy City Administrator Forte, Help Desk Technician Russo, Development Services Director Morris, Executive Assistant Chwastyk

STAFF VIRTUAL: Development Services Coordinator Statler, Assistant City Attorney Lindsay

OTHERS PRESENT: Brett Orrell, Clint Geci, Joe Yohn, Dean Dalrymple

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from February 14, 2023
- **New Business:**
- Request for Final Plat Approval – Girard Place Phase II – 302 W. Romana Street / Zone C-2 – Council District 7
- Request for Final Plat Approval – Main Street Crossings – 555 S. 'G' Street / Zone C-3 – Council District 7
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Paul Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Board Member Villegas made a motion to approve the February 14, 2023, minutes, seconded by Board Member Sampson, and it carried 5:0.

New Business –

Request for Final Plat Approval – Girard Place Phase II – 302 W. Romana Street / Zone C-2 – District 7

Assistant Planning & Zoning Manager, Harding introduced the request to approve final plat for Girard Place Phase II, which is located along South Reus Street near Garden Street in the C-2 zoning district of which three (3) parcels will be subdivided into twelve (12) lots to accommodate single-family attached residences that falls within the Dense Business Area (DBA) and the Governmental Center District (GCD). A standard of DBA is having a front yard maximum of 10 foot and the GCD is an overlay subject to Architectural Review Board (ARB) review. The preliminary plat was approved at the January 10, 2023 planning board meeting. This application has been routed through the various City departments and utility providers and all comments have been addressed. Additionally, the applicable City Council members have been notified and this item has been properly noticed. Brett Orell of Poly Surveying spoke on behalf of applicant, he stated they have addressed additional comments from the utilities companies and there are no changes to the plat itself. The architects and engineers are currently working on finalizing site drainage and there's no timeline currently. This item will go before City Council on April 13, 2023. Board Member Grundhoefer inquired if it had gone before the ARB, and the answer was, yes in March 2017. Assistant Planning & Zoning Manager, Harding stated, if there are any design or siting changes it could be addressed through an ARB abbreviated review. Brett Orell clarified the intended design of the buildings will be comparable to what's there now, there are no changes to be made. **Board Member Villegas made a motion to approve, seconded by Board Member Grundhoefer and it carried 5:0.**

Request for Final Plat Approval – Main Street Crossings – 555 S. 'G' Street / Zone C-3 – District 7

Assistant Planning & Zoning Manager, Harding introduced the request to approve the final plat for Main Street Crossings in which one (1) parcel will be subdivided into thirty-two (32) lots to accommodate townhomes. This property is in the C-3 Commercial zoning district and within the CRA Urban Design Overlay. The preliminary plat was approved at the December 13, 2022, planning board meeting. This application was routed through the various City departments and utility providers and all comments have been addressed. Additionally, the applicable City Council Member has been notified and this item has been properly noticed. Clint Geci of Geci and Associates stated nothing has changed and they are ready to move forward. Chairperson Ritz stated he's not sure if building has been torn down but this will be a much better project for this site. Board Member Grundhoefer inquired about the stormwater, Clint Geci informed the board the center parcel will be used for additional parking and the site would be raised for underground stormwater with underground chambers to accommodate stormwater. All access will be through H and I streets, all units will be accessed through the back, which is preferred and a requirement of the CRA Urban Design Overlay. Assistant Planning & Zoning Manager, Harding stated they have not seen vertical construction plans, but when they are submitted, they will be reviewed by city staff. A discussion then started explaining what the underground chambers are and how they work. Chairperson Ritz stated that if anyone saw Publix on Cervantes being built, they used the same product to address the stormwater there. **Board Member Villegas made a motion to approve, seconded by Board Member Van Hoose and it carried 5:0.**

Open Forum – none

Discussion – A discussion was had as to what types of items come before the Planning Board, future items going before council and items that have already been passed by Council.

Adjournment – With no further business, the Board adjourned at 2:38 p.m.

Respectfully Submitted,



Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board