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**RECORD OF PROCEEDINGS**

Minutes of the Silverton Planning Commission
Held Thursday, March 1, 2018

The Silverton Planning Commission met in Council Chambers at 5:30 p.m. on Thursday, March 1, 2018. Mayor Smith called the meeting to order.

**ROLL CALL:**

* Mayor John Smith Present
* Dolline Colter Present
* Frank Sylvester Present
* Jeff Thien Present
* Ted Wanstrath Absent

Mr. Thien motioned to excuse Mr. Wanstrath and was seconded by Ms. Colter. Motion carried by a unanimous voice vote.

**Also Present:**

* Tom Carroll, Village Manager
* Bryan Pacheco, Village Solicitor
* Jay Stewart, Kleingers, Village Planner

**Items for Review:**

***Planning Commission Appointment to Housing Council***

Mr. Thien motioned to appoint Mr. Ryan Young as the Planning Commission’s appointment to serve on the Housing Council. Mr. Sylvester seconded the motion. A voice vote was taken. Motion carried 2-1.

***Case #2018-1 Conditional Use Application for 6860 Plainfield Road***
Mr. Carroll explained that the purpose of the public hearing tonight was to consider the conditional use application for outdoor seating for the Silverton Brewing Company which will be located at 6860 Plainfield Road. Mr. Carroll reported the BZA recently approved a variance to allow outdoor seating at the brewery to exceed the 25% limit as prescribed by the zoning code. The only condition was to install bollards on the Plainfield Road side to protect patrons from an errant driver. At the BZA hearing, there was public comment from one individual who spoke in favor of the outdoor seating and the brewery project.

At 5:36 p.m., Mr. Thien motioned to open the public hearing. Mr. Sylvester seconded the motion. Motion carried by a unanimous voice vote.

There was no public comment.

At 5:37 p.m., Mr. Thien motioned to close the public hearing. Mr. Sylvester seconded the motion. Motion carried by a unanimous voice vote.

***Deliberation***

Ms. Colter asked if there was any objection from Mt. Sinai Baptist Church. Mr. Carroll reported that he and Mayor Smith met with the Pastor and church elders and they were not concerned about the brewery opening up next door. Ms. Colter asked about outdoor music. Mr. Carroll noted it is already prohibited in the Renaissance District.

Mr. Thien motioned to approve the conditional use application with one condition: the bollards will be installed as needed. Ms. Colter seconded the motion. Motion carried by a unanimous voice vote.

***Case #2018-2 Site Plan Consideration at 6860 Plainfield Road***
Mr. Carroll noted the Planning Commission was provided with a staff report, which recommends site plan approval. One waiver and two conditions are needed:

1. The applicant is requesting a parking space waiver under §153.177(E) to reduce the parking space requirements from 204 spaces down to 81 as proposed. This request also factors in a joint use parking space reduction of 25% in conjunction with the joint parking that exists between the municipal building site and CVS Pharmacy. The applicant is proposing the 126 parking spaces be waived based on the availability of off-site public parking located on the street and in nearby public parking lots. As proposed, the seating capacity for the Brewery creates a site that is insufficiently parked relative to available on-site parking spaces. This is a common occurrence in the redevelopment of tight urban sites, however, the amount of parking spaces required off-site at peak customer demand will likely be substantial.
2. The conditional use approved by the BZA for the outdoor seating needs to be re-affirmed by the Planning Commission.
3. Signage on Plainfield Road instructing drivers not to block the entrance only

Mr. Stewart reviewed his memo with the Planning Commission, discussing the waivers needed. The following items need to be addressed and/or waivers need to be granted:

1. The front elevation detail for the wood privacy fence states a three-foot height. This fence detail needs to reflect a six-foot height.
2. There are four landscaping waivers that have been requested, and are allowed under 153.178(H) and 153.201 respectively. The waivers are as follows:
	1. Perimeter Buffering & Landscaping Waiver – the applicant is requesting a reduction in the width of the required six feet perimeter bufferyard. The proposed bufferyard is five feet, so a one-foot reduction is requested.
	2. Interior Parking Lot Landscaping Waiver – the applicant is requesting a reduction in the amount of interior parking lot landscaping. The requested waiver is 350 square feet.
	3. 15’ Bufferyard Waiver – the applicant is requesting a waiver to allow a ten-foot reduction in the bufferyard width.
	4. Street Tree Planting Waiver – the applicant is requesting a waiver of the 40’ spacing requirement due to the size and configuration of the lot.

Ms. Colter asked if granting the waivers would set a precedent for other projects in the Village. Mr. Stewart replied he doesn’t think so due to the uniqueness of the site and circumstances.

Mr. Stewart added that there were 7 engineering items for review outlined in Mr. Casto’s memo, all of which are minor. These will be corrected and updated plans will be re-submitted to the building commissioner for approval.

Ms. Colter motioned to approve the site plan, including granting the 4 waivers requested, under the condition that the seven engineering items are corrected and re-submitted for approval. Mr. Thien seconded the motion. All members present voted aye. Motion carried.

**Housing Council Appointment**

Mr. Carroll noted the Planning Commission in responsible for appointing one individual to the Housing Council, and asked the members to come up with some suggestions in the next month or so. Mr. Stewart suggested Ryan Young, who is a Landscape Architect for Kleinger’s, as well as a Silverton resident.

**ADJOURNMENT:**

Ms. Colter moved for adjournment and was seconded by Mr. Sylvester. Motion carried by a unanimous voice vote. Meeting adjourned at 6:33 p.m.

Respectfully submitted,

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Meredith L. George

Clerk of Council