

## MINUTES OF COMMITTEE MEETING

February 11, 2008

7:00 P.M.

### DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 08 ZBA-02/1000 County Line Rd. Sign Variation  
Request for ground sign height variation for the purpose of erecting a ground sign 15'6" above grade on property commonly known as 1000 N. County Line Road (PIN #03-25-400-006).
- 2) 08 P-01/Hezner Amended Conditional Use (Inland Bank Drive-Thru)  
Request to amend Conditional Use Permit ZO-06-98 for the purpose of allowing a two lane drive-through use by a bank on property commonly known as 535-539 S. Spring Road (PIN # 06-11-219-003).
- 3) Review of Construction Fencing Requirement for Single Family Homes  
Continued discussion from 10/22/07.
- 4) Other Business

Committee Members Present: Rose, Leader, Gutenkauf

Elected Officials Present: Mayor Marcucci (part-time)

City Staff Present: Said, Dubiel (part-time), Kopp (part-time), Spiroff (part-time)

Chairman Rose called the meeting to order at 7:05 p.m. and introductions were made.

The Committee began discussion of Case Number 08 ZBA-02/1000 County Line Rd. Sign Variation. Chairman Rose introduced and provided background regarding the application. After discussion, the Committee agreed that the request is appropriate due to location of the site, the topography around the sign and the larger scale of surrounding businesses. The Committee will issue a report recommending approval of the applicant's request to be placed on the Consent Agenda for the February 19, 2008 City Council meeting.

The Committee then began their discussion of Case Number 08 P-01/Hezner Amended Conditional Use (Inland Bank Drive-Thru). Chairman Rose introduced the case and provided background regarding the application, including the 1998 approval of a drive-through for Ben & Jerry's. Discussion ensued regarding number of existing banks, queuing of vehicles for drive-through, the alley behind the site, whether or not the site is pedestrian friendly, and ingress/egress. The Committee emphasized that this request must focus solely on the drive-through use, and not the proposed bank which is an allowed use in this C1 zoning district. After further discussion, the

Committee agreed to issue a report recommending approval of the applicant's request which will include a recommendation of "right turn only" from the alley to Montrose and that the dumpster on the site be relocated. The Committee also recommends review of the use six months after the drive-through use has begun. The report will be placed under Reports on the agenda for the February 19, 2008 City Council meeting.

The Committee then began discussion of item #3 regarding construction fencing. Building Commissioner Dubiel was in attendance to answer questions. After discussion including color of fencing and length of time a fence could be present, specifying the height of the fencing be a minimum of 4' and changing the term to "snow fencing", the Committee agreed to issue an informational report to be placed on the Consent Agenda for the February 19, 2008 City Council meeting. This topic will be reviewed in one year.

Under Other Business, the Development, Planning and Zoning Committee discussed possible dates to meet with the Zoning and Planning Commission.

Meeting adjourned at 8:40 p.m.

Submitted by John D. Said, Director of Planning, Zoning and Economic Development