



Planning and Zoning Commission

Thursday, November 2nd, 2023

Minutes

I. CALL TO ORDER

Chair Jamerson calls the meeting to order at 5:51pm on Thursday November 2nd, 2023

II. ROLL CALL	Present	Absent
Nikita Jamerson, Chair	<u> X </u>	_____
Rose Eichelberger, Vice Chair	<u> X </u>	_____
Patricia "Pat" Taylor	<u> X </u>	_____
Terrell "Teri" Buford	<u> X </u>	_____
Yolonda "Yonnee" Fortson	<u> X </u>	_____
Jeannine Roberts, Council Rep.	<u> X </u>	_____

Others Present: Kellie Shelton, City Services Director
Anni Dineen, Economic Development Coordinator
Aideen O'Brien, Building Department Administrative Assistant

III. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

Chair Jamerson: calls for a motion to approve the agenda.

Commissioner Buford: makes a motion to approve the agenda.

Commissioner Taylor: seconded the aforementioned motion.

Motion passes with 6 ayes.

IV. APPROVAL OF OCTOBER 5TH, 2023 MEETING MINUTES

Chair Jamerson: calls for a motion to approve the minutes from the October 5th, 2023 meeting

Commissioner Taylor: makes a motion to approve the minutes.

Commissioner Buford: seconded the motion.

Motion passes with 6 ayes.

V. PUBLIC COMMENTS

No public comments

VI. PUBLIC HEARING – OLD BUSINESS

1. LOUISA FOODS—PC23-0007

APPLICATION FOR LOT CONSOLIDATION

Consideration of request by John Winkler on behalf of Louisa Food Products, Inc., to consolidate 11 lots.

Presentation by: John Winkler and Tom Baldetti

Winkler: Explains that over the years Louisa Foods has purchased several properties. As a result, they have these 11 lots that they'd like to consolidate. He asks if there are any questions.

Commissioner Fortson: asks if they're going to be buying the houses along Switzer.

Baldetti: explains that they already purchased the houses years ago and demolished them, which now leaves them with these empty lots. They planned to expand their parking lot onto these lots. Explains that they'd like to expand. In order to do that, MSD said that they need to create a retention basin.

There's an issue with how the water runs off into the sewer, and in order to expand their parking lot they need to consolidate and install the retention basin to prevent the sewer from overflowing.

Commissioner Fortson: asks where the water will be rerouted to with the retention basin.

Baldetti: explains that the water will be rerouted. First it will go into the retention basin, and slowly will flow into the area by the cell tower. A big part of the problem has been preventing the pipe from overflowing.

Commissioner Forston: asks Baldetti to clarify what he means by water flowing slowly with the retention basin. Inquires if this will cause flooding.

Baldetti: explains that it will not cause a flood.

Commissioner Forston: asks where the water will be contained to since the flood concern is on the parking line.

Baldetti: explains that it will all be contained in the retention pond.

Winkler: explains that MSD is mandating this to prevent any flooding.

Baldetti: states that in order to build something new, MSD is mandating this.

Winkler: states that he's just here to consolidate the lots.

Baldetti: states that this is the preliminary step, and then has to go through MSD for approval. Then, they'll go through the building department and plan commission again for new builds.

Commissioner Buford: clarifies that MSD has to approve the building of a retention pond before they can move forward.

Baldetti: states that yes, they do, but they needed to have this step done first prior to approval, then they'll have to go through the process of a land disturbance application.

Dineen: explains that the land disturbance application will go through the plan commission prior to construction for approval.

Chair Jamerson: makes a motion to approve the application.

Commissioner Taylor: seconds the motion.

Chair Jamerson: calls for all in favor.

Motion passes with 6 ayes.

VII. PUBLIC HEARING – NEW BUSINESS

1. RESIDENCES AT JENNINGS PLACE V – PC23-0006

APPLICATION FOR SITE DEVELOPMENT PLAN

Consideration of request by John Diehl on behalf of SWH Investments III LLC to construct the fifth building of the Residences at Jennings Place. This building is Phase 5 of the project and will create a new three-story building with associated parking lots and walks.

Presentation by: Jarrett Cooper, Mr. Howell, Sean Garrison

Howell: explains that this application is for the final stage of the Residences at Jennings Place project.

Then, he distributes materials for the project. Reviews the elements of

Commissioner Fortson: states that she remembers when Phase III went through council, and that there were issues with the project. Explains that they want a building there that's not just thrown together and is nice. Asks if the fourth building is completed.

Howell: states that the fourth building is not complete.

Commissioner Fortson: asks what the timeline is for completing that phase.

Howell: states that the timeline is 10-12 months.

Commissioner Fortson: asks why they're doing the application now since they haven't finished the fourth building.

Howell: explains that they're doing this to be in compliance with some of the rules for the incentives they're receiving for the project. Explains that parts of the process for this have to be completed in order to retain their funding. It'd also be convenient to have the project starting while there's a crew already on site.

Commissioner Fortson: asks how long it will take to build?

Commissioner Taylor: clarifies that they're working on Phase IV

Chair Fortson: clarifies that they're wanting to start Phase V before completing Phase IV

Sean Garrison: states that it'd be great to get started with Phase V so that they can have the crew that's already working on Phase IV begin work on Phase V.

Commissioner Roberts: Inquires about the plan review comments

Garrison: States that he just saw those.

Cooper: Explains that the plan review has been seen and was corrected, which are the plans that they're looking at

Chair Forston: Makes a motion to take a 10 minute recess. Calls for a vote

Motion passes with 6 ayes.

Commission returned from recess at 6:21pm

Commissioner Taylor: makes a motion to approve the application for site development.

Commissioner Buford: seconds the motion

Chair Jamerson: calls for a vote

Passes with 6 ayes.

VIII. OTHER BUSINESS

No other business

IX. COMMISSION AND STAFF COMMENTS

Dineen: explains that last meeting their was a discussion around Bank of America. States that they're not on the agenda for this month as they did not have the materials prepared. States that she wanted to provide an update. Asks if anyone has any questions.

X. ADJOURNMENT

Chair Jamerson: makes a motion to adjourn the meeting at 6:25pm

Commissioner Roberts: seconds

Chair Jamerson: calls for a vote to adjourn the meeting

Motion passes with 6 ayes