

APPROVED 10/08/2020
REGULAR MEETING
PLANNING COMMISSION
MINUTES

SEPTEMBER 10, 2020

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 P.M., ON THURSDAY, SEPTEMBER 10, 2020, BY CHAIRMAN McCLELLAN

ROLL CALL

Present: Frank, Kaminski, Majchrzak, McClellan, Moore, Rix, Weinert, Zink

Absent: None

Others: City Planner Jeschke, City Clerk Stagl

Visitors: Chadd Blankenbiller, Karl Vollmer

APPROVAL OF MINUTES

Motion by **Frank**, seconded by **Kaminski**, to approve the minutes of the August 13, 2020, regular meeting as amended:

Under Roll Call: It should be noted that Commissioner Zink was excused from the meeting, due to being out of town.

On pg. 2, the motion to adopt the Agenda, should be changed to Motion by Frank, seconded by Kaminski.

On pg. 3, last para on the page – the suggested slogan should read: ‘19th Century Charm, 21st Century Progress’.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None.

CORRESPONDENCE

City Council Meeting Minutes of July 13, 2020
City Council Meeting Minutes of July 20, 2020
City Council Quarterly Roundtable of July 20, 2020

Motion by **Kaminski**, seconded by **Frank**, to receive and file the correspondence as

presented.

All yeas

Motion passes

ADOPTION OF AGENDA

Motion by **Moore**, seconded by **Kaminski**, to adopt the agenda as presented.

All yeas

Motion passes

PUBLIC HEARING

A-1. SCU-01-2020/Special Condition Use Request/Statewide Richmond, LLC/67338 Main Street

Motion by **Rix**, seconded by **Moore**, to open the public hearing at 7:03 pm.

All yeas

Motion passes

City Planner Jeschke informed the Commission that the applicant was requesting a Special Condition Use request for a proposed body art tattoo business at 67338 Main Street.

No verbal or written comments were received.

Motion by **Moore**, seconded by **Frank**, to close the public hearing at 7:04 pm.

All yeas

Motion passes

ITEMS FOR CONSIDERATION

B-1. SCU-01-2020/Statewide Richmond LLC/Request for a Special Condition Use/67338 Main Street

City Planner Jeschke informed the Commission that the applicant was proposing a body art tattoo parlor within an existing building located at 67338 Main Street. The proposed business location has been vacant for some time is located within the TSC and former K-Mart shopping Center. The applicant would like to open a small, appointment only, private tattoo studio. The property is currently zoned B-3, which conforms to the Body Art and Piercing use. The applicant is not proposing any physical changes to the building appearance and is proposing minimal signage.

City Planner Jeschke informed the Commission that the applicant is willing to comply with all conditions as stated in the City's zoning ordinance. The City Planner was recommending approval of the requested special use permit.

Commissioners questioned whether tattoo parlors could be open during the COVID-19

pandemic.

Chadd Blankenbiller informed the Commission that they could be open as long as they followed all safety guidelines set forth by the CDC. They would be operating by appointment only and all customers were required to wear masks.

Motion by **Moore**, seconded by **Zink**, to approve the requested Special Condition Use for a proposed body art tattoo business (Gunship Gallery) within an existing building located within the TSC/former K-Mart Plana (APN: 50-07-06-01-426-026), based on compliance with the standards listed in Section 6.301 (Body Art Parlors and Body Piercing Studios) of the Richmond Zoning Ordinance.

All yeas

Motion passes

B-2. SPR-07-2020/Gibraltar 1031 Restaurant/Site Plan and Elevation Review/Taco Bell/67556 Main Street

City Planner Jeschke informed the Commission that the request is for a Façade Renovation and parking lot improvement in conjunction with the Taco Bell Restaurant on Main Street. The façade renovation is being done to update the look of the Taco Bell Restaurant. No other site work will be taking place other than repaving portions of the existing parking lot.

Some Commissioners stated that they preferred the current style of the building compared to the proposed updated façade.

McClellan – make sure the illuminated signs do not exceed the sign ordinance Lighting Intensity requirements.

City Planner Jeschke informed the Commission that the proposed changes do improve the overall appearance and usability of the site. The result will be a fresh change to an older looking fast food restaurant and he was recommending approval of the requested site plan and building elevation review.

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Motion by **Frank**, seconded by **Kaminski**, to approve the site plan review and elevation review for an existing fast food restaurant (Taco Bell) located at 67556 Main Street (APN: 50-07-06-091-426-032).

1. The applicant shall submit for and obtain all required building permit approvals prior to any construction taking place.

All yeas

Motion passes

MISCELLANEOUS MATTERS FROM THE CITY STAFF

Moore – Have been working on updating by-laws.

- Have been working with Huvaere's and the adjoining property owner on the landscaping buffer. So far have not been able to come to an agreement on their own. City administration worked with Huvaere to modify their landscape buffer along the property to the west. The new plan meets the requirement of the zoning ordinance, therefore the City has signed off. The adjoining property owner may not be happy, but the plan meets all requirements of the ordinance.

CHAIRMAN AND COMMISSION MEMBERS

Kaminski – commented on the semi-trucks that were being unloaded on Main Street.

- Commented on the excessive signage he was seeing along Main Street

Discussed whether trick-or-treating would be taking place. City Manager Moore informed the Commission that Council has not eliminated trick-or-treating, but parents may not allow their children to go door-to-door.

Majchrzak – commented on a large grease spill behind Chaps.

McClellan – discussed that the Planning Commission could have provided an additional option to Huvaere's on his site plan – a plant roof.

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ADJOURNMENT

Motion by **Moore**, supported by **Frank**, to adjourn the Planning Commission Regular Meeting at 7:37 p.m.

All yeas

Motion passes

Respectfully submitted:

Karen Stagl
City Clerk