

PLANNING & ZONING MEETING

MAY 19, 2022

ATTENDEES: David Chillas, Chairman
Morris Deputy, Town Manager
Frank Bailey, Fire Chief
Gene Bloemker
Donald Dibert
Billy Duck
Joe Pontak
Gretchen Rachko
Charles Roberts
Keith Thompson

AGENDA:

1. 108 Patriot Drive, Suite A – Conditional Use Permit request for an insurance company (Blue Hen Insurance) in an M-I zoned area. CU-13-22. Tax Parcel No. 23-041.00-005.

Tom Hernan requested approval to operate his insurance business from 108 Patriot Drive, located in an M-I zoning district. The space will be sub-leased from HOME (Helping One More Entrepreneur). The business will have four employees at this location and 3 remote employees.

Moved by Joe Pontak and seconded by Keith Thompson to recommend Mayor and Council approve 108 Patriot Drive, Suite A Conditional Use Permit request for an insurance company (Blue Hen Insurance) in an M-I zoned area. CU-13-22. Motion Carried Unanimously.

2. 320 Auto Park Drive – Conditional Use Permit request for an indoor entertainment facility (Birdie’s Golf) in a C-3 zoned area. CU-14-22. Tax Parcel Nos. 23-040.00-004 and 23-040.00-022.

Doug Liberman, Larson Engineering Group, represented the Hannum family’s request for Conditional Use approval to allow an indoor golf recreation facility in a C-3 zoned area.

- The building is approximately 30,173 square-feet and will house miniature golf, 8 virtual golf play booths, gaming area and restaurant/bar area.
- Virtual golf allows patrons to play several real-world courses throughout the U.S. in simulation.
- The restaurant/bar area will have 161 seats, with 42 outdoor dining seats.
- 50 employees are proposed to work various shifts.
- Proposed operating hours are 10 a.m. to 9 p.m. Sunday through Thursday and 9 a.m. to 11 p.m. Friday and Saturday.

Joe Pontak questioned the adequacy of the proposed parking based on the seating capacity for patrons and number of proposed employees.

Mr. Liberman said not all employees will be working at the same time – possibly 30 on the largest shift. The adjoining parcel, shown as ‘future development’ will be available for additional parking if needed. The parking was calculated per code for indoor recreation and restaurant use.

Moved by Gene Bloemker and seconded by Gretchen Rachko to recommend Mayor and Council Approve 320 Auto Park Drive Conditional Use Permit request for an indoor entertainment facility (Birdie’s Golf) in a C-3 zoned area. CU-14-22. Tax Parcel Nos. 23-040.00-004 and 23-040.00-022. Motion Carried Unanimously.

3. 320 Auto Park Drive – Preliminary Major Land Development Plan for Birdie’s Golf, an indoor virtual golf simulation facility with a restaurant/bar area within a 30,173 square-foot building. Tax Parcel Nos. 23-040.00-005 and 23-040.00-022.

Doug Liberman presented the Preliminary Major Land Development Plan for Birdie’s Golf.

- A 30,173 square-foot indoor golf facility will be constructed on 6.56 acres located between Auto Park and Vintage Drive.
- The building will contain 8 virtual golf play booths, miniature golf, bar/restaurant area.
- Seating capacity: 161 seats indoors and 42 outdoors.
- Virtual golf allows patrons to play several real courses throughout the U.S., in simulation.
- The property abuts the Crooked Hammock Restaurant.
- The facility can be accessed from Auto Park Drive and Vintage Avenue.
- 107 parking spaces are provided, versus 105 required.
- Sidewalk connections are proposed to Auto Park Drive and Vintage Avenue, as well as throughout the facility.
- A sidewalk connection is also provided from the outdoor dining area to the Crooked Hammock site.
- Town utilities will serve the site.
- Stormwater management facility is already provided on site. The site will be developed with less than 95% impervious area and no additional stormwater quality or quantity will be required.
- 16 street trees, 10 trees will be planted in the parking islands and approximately 200 other shrubs and trees will be provided throughout the facility.
- Architectural elevations propose a mix of stucco, brick and color.
- All recreation areas will be located inside.

Don Dibert asked where the loading docks and dumpsters are located.

Mr. Liberman said loading is at-grade. The trash receptacle is located in the northeast corner, in a screened enclosure with a gate. Landscape screening will also be provided. The kitchen will be located in the north east corner of the building with access close to the trash receptacle.

Dibert asked the Fire Chief if the size of the entrance and street off Vintage Avenue met his satisfaction for emergency vehicle use. Frank Bailey said it was fine.

Mr. Liberman said the Town requested the entrance to line up with Classic Drive; the entrance is 30 feet and reduces to 24 feet further into the facility.

Morris Deputy asked what formula was used to determine the number of required parking spaces. Liberman said it was based on the number of seats for the restaurant and the square footage of the indoor recreation.

Moved by Keith Thompson and seconded by Donald Dibert to recommend Mayor and Council approve 320 Auto Park Drive Preliminary Major Land Development Plan for Birdie's Golf, an indoor virtual golf simulation facility with a restaurant/bar area within a 30,173 square-foot building. Tax Parcel Nos. 23-040.00-004 and 23-040.00-022. Motion Carried Unanimously.

4. 301 North Cass Street – Minor Subdivision Plan to divide the property into two (2) lots. Tax Parcel No. 23-005.00-075.

Matt Brickley with Bakhsh Land Surveyors represented property owner Kiran Kolluri.

- The parcel is located at the intersection of North Cass and West Lake Street.
- The request is to subdivide the lot into two parcels.
- The parcel is zoned R-2. The proposed subdivision meets all R-2 zoning for a semi-detached dwelling.
- A single-family residence is proposed.
- The lot will use all Town utilities.
- Two off street parking spaces will be provided for each dwelling.

Gretchen Rachko asked if the parcel was just a lot.

Mr. Brickley said the parcel is one lot with an existing dwelling. The owner received a demo permit to remove a garage on the proposed new lot.

Mr. Rachko asked if both dwellings will be single family.

Mr. Brickley confirmed both dwellings will be single family units.

Moved by Gretchen Rachko and seconded by Joe Pontak to recommend Mayor and Council approve 301 North Cass Street Minor Subdivision Plan to divide the property into two (2) lots. Tax Parcel No. 23-005.00-075. Motion Carried Unanimously.

5. Review Ordinance 22-05-01 for the rezoning of Tax Parcels 23-075.00-001, 23-068.00-002 and 23-073.00-002 from Residential to Manufacturing-Industrial.

Bill Rodunda represented Middle Neck Investments, LLC, 1985 Middle Neck LLC and 1924 LLC. He will be addressing both Items 5 and 6 on the agenda.

Mr. Rodunda said Item 5 is requesting to rezone Tax Parcel Numbers 23-075.00-001, 23-068.00-002 and 23-073.00-002 from Residential to Manufacturing-Industrial. Rezoning the parcels will bring them in conformance with the Future Land Use Map recently approved by Council.

Moved by Gene Bloemker and seconded by Donald Dibert to recommend Mayor and Council approve Ordinance 22-05-01 for the rezoning of Tax Parcels 23-075.00-001, 23-068.00-002 and 23-073.00-002 from Residential to Manufacturing-Industrial.

6. Review Ordinance 22-05-02 for the annexation of Tax Parcel 23-026.00-029 with a zoning category of Manufacturing-Industrial.

Bill Rodunda explained this is a 10-acre parcel that was not included at the time the other three surrounding parcels (Item 5 parcels: 23-075.00-001, 23-068.00-002 and 23-073.00-002) were annexed. The request is to annex and zone the parcel Manufacturing-Industrial.

Moved by Keith Thompson and seconded by Joe Pontak to recommend Mayor and Council approve Ordinance 22-05-02 for the annexation of Tax Parcel Number 23-026.00-029 with a zoning category of Manufacturing-Industrial. Motion Carried Unanimously.

Moved by Joe Pontak and seconded by Donald Dibert to adjourn. Motion Carried Unanimously.

We believe these minutes accurately reflect what transpired; however, we will appreciate comments involving a different understanding of what occurred. Unless we are notified in writing to the contrary within 10 days after receipt, we will assume all in attendance concur with the accuracy of this transcription.

Respectfully Submitted,

Morris Deputy, P.E.
Town Manager

Ry 5/31/22
Cc: Mayor & Council
P & Z Members
Verdantas
All Attendees