

PLANNING & ZONING MEETING

AUGUST 18, 2022

ATTENDEES: David Chillas, Chair
Todd Frey, P.E.
Frank Bailey, Fire Chief
Gene Bloemker
Billy Duck
Chuck McCausland
Joe Pontak
Gretchen Rachko
Charles Roberts
Keith Thompson

AGENDA:

1. 114 E. Cochran Street – Conditional Use Permit request for a home-based office for Bevans Home Improvement, LLC. The private office will be used for record keeping and administrative work. No employees, customers or building supplies will be on premises. CU-24-22. Tax Parcel No. 23-009.00-088.

Anthony Bevans requested approval to operate the business from his home. The home office is approximately 8' x 10'. This area will be used for record keeping and administrative work. No building supplies will be stored on the premises. Customers will not be entering the residential area.

Gretchen Rachko asked if another business is currently operating at the residence. Mrs. Bevans said she had a crafting business license. She said no clients come to the house. Ms. Rachko questioned whether or not two businesses would be permitted to operate from a residence. She questioned whether Mrs. Bevans should have Conditional Use approval. She suggested Mrs. Bevans' business should be reviewed by Mayor and Council prior to granting approval for another business at the residence.

Moved by Keith Thompson and seconded by Gene Bloemker to recommend Mayor and Council approve 114 E. Cochran Street Conditional Use Permit request for a home-based office for Bevans Home Improvement, LLC. The private office will be used for record keeping and administrative work. No employees, customers or building supplies will be on premises. Tax Parcel No. 23-009.00-088. CU-24-22. Motion Carried Unanimously.

2. 305 Middletown-Warwick Road/700 Ash Boulevard (Northside Shopping Center) – Preliminary Major Land Development Plan for 147,613 square-feet of retail building space on 12.79 acres in a C-3 zoned area. Tax Parcel Nos: 23-003.00-010 and 23-003.00-015.

Scott Lobdell with First State Engineering, stated the plan was tabled last month due to concerns regarding landscaping and traffic calming devices. The following addresses those concerns:

- Landscaping: A rendering was provided.
The height of the berms in the back is not depicted, but estimated to be six or eight feet high; the height will be determined based on the amount of topsoil available when the site is cleared. The berm will extend down to Tom Foolery's building as it is built out.
Trees will be planted throughout the parking lot; smaller shrubbery will be planted against the building, and under the trees in the parking lot. Doc Levinson and the entrance road will be lined with trees. Additional landscaping will be provided as the pad sites are built.
- Renderings of the proposed Middletown Target were shown. Similar architecture will be proposed for the buildings for the other sites as well.
- Traffic calming devices: Mr. Lobdell said he compared Walmart and Kohl's parking lots to Target's. Target requires stop signs at the crosswalks next to the building; Walmart has "yield" signs; Kohl's has stop signs.
Speed bumps can present problems with drainage and makes plowing difficult.
- To help slow traffic, he developer proposes stop signs at the crosswalks in the parking lot and the crosswalks next to the building. Stop signs will most likely be installed at a couple of locations at the pad sites on the service road behind Popeye's and the Burger King area.

Joe Pontak asked if the berm in the back will be covered with trees as shown on the plan, which would make the height of the berm and trees about 12 feet high.

Mr. Lobdell said some evergreens will be planted on the top of the berm; other trees will be planted on the lower level of the berm.

Billy Duck asked if the crosswalks would have an advisory diamond sign with flashing lights or just signed as a pedestrian crossing; he asked if the crosswalks would be raised.

Mr. Lobdell said standard signage would be applied unless the Town requests something additional. He clarified the crosswalks will be at-grade and not raised.

Billy Duck asked if the charging stations will be high speed or standard.

Mr. Lobdell said they don't have the specifics at this time.

Joe Pontak asked what the time frame is for opening.

Mr. Lobdell said Target only opens stores twice a year. April 2024 is the proposed opening date.

Moved by Billy Duck and seconded by Joe Pontak to recommend Mayor and Council approve 305/700 Ash Boulevard (Northside Shopping Center) Preliminary Major Land Development Plan for 147,613 square feet of retail building space on 12.79 acres in a C-3 zoned area. Tax Parcel Nos: 23-003.00-010 and 23-003.00-015. Motion Carried Unanimously.

3. 201 New Street – Preliminary Major Land Development Plan for a new, two-story middle school building (Louis L. Redding Middle School) totaling 133,000 square feet with administrative offices, classrooms, kitchen, cafeteria and auditorium. Tax Parcel No. 23-006.00-123.

Dakota Laidman-Murray with Landmark Engineering presented the Preliminary Plan for the new Redding Middle School project.

- The new school will be built first; demolition of the existing school will begin after the new school is open.

- The new school will be built in front of the old school, closer to New Street, to allow for a gym in the back. A community entrance will be provided for public access to the gym.
- The existing entrance to the school will remain as an historical piece on site.
- The existing school will remain open during construction of the new school.
- Construction will start in the spring of 2023 for the bus parking lot and loop access road in the back.
- The new school is scheduled to open for the 2025 school year.
- Demolition of the old school will start in the summer of 2025. Demolition will take approximately a year.
- Landmark is coordinating utilities and access improvements on New Street with the Town.
- Renderings of the school were presented.

Frank Bailey asked what the size of the current school is.

Ms. Murray said she believes it's comparable to the proposed new school, which is 133,000 square-feet.

Joe Pontak asked if any hazardous material is in the old school.

Keith Hopkins, with the school district, said most of the school has been abated. Anything the contractor finds during the actual demolition will be contained and abated.

Frank Bailey asked if the rooftop units are surrounded by a solid wall that will require a ladder for access.

Mr. Hopkins said if available, they will use a screen-type wall so the units are not visible from the street. What they end up using will be determined by the budget.

Moved by Chuck McCausland and seconded by Joe Pontak to recommend Mayor and Council approve 201 New Street, Preliminary Major Land Development Plan for a new, two-story middle school building (Louis L. Redding Middle School) totaling 133,000 square-feet with administrative offices, classrooms, kitchen, cafeteria and auditorium. Tax Parcel No. 23-006.00-123. Motion Carried Unanimously.

4. Review Ordinance 22-08-01 for the rezoning of Tax Parcels 23-008.00-115 and 23-008.00-110 from Commercial to Manufacturing-Industrial.

John Tracy presented the request to rezone the tax parcels located on Tower Lane in the Auto Mall, from C-3 zoning to Manufacturing-Industrial (M-I).

- The parcels back up to an M-I zoned area.
- An auto repair shop is at the end of Tower Lane and an office building is in the front; the remaining area has not yet been developed.
- The owner has constructed flex space buildings on Patriot Drive and proposes to construct buildings with similar use.
- The units will be multi-tenant buildings; individual users will obtain conditional use permits; no specific users have committed at this time.
- State Planning reviewed the request and endorsed the change.

Chip Roberts asked Todd Frey for his thought on the rezoning.

Mr. Frey commented that the parcels back up to the M-I zoning district off Industrial Drive and the use would be appropriate for the area.

Moved by Gretchen Rachko and seconded by Chip Roberts to recommend Mayor and Council approve Ordinance 22-08-01 for the rezoning of Tax Parcels 23-008.00-115 and 23-008.00-110 from Commercial to Manufacturing-Industrial. Motion Carried Unanimously.

5. 29 Anderson Street – Minor Land Development Plan for medical offices in the existing structure, with additional parking lot and other improvements in a C-2 zoned area. Tax Parcel No. 23-006.00-206.

Steve Woodin with Apex Engineering represented the owner of the property.

- 29 Anderson Street is a .42 acre, C-2 zoned parcel; the owner, Dr. Jean-Marie Tuete, also owns the lot across the street (28 Anderson Street).
- Dr. Tuete is proposing to occupy the existing 6,500 square-foot building as a medical office.
- The plan shows the exterior improvements updating the site to comply with code to the maximum extent possible. The property is currently an older building on a concrete pad with no accessible sidewalks.
- 19 parking spaces, including an ADA space, are provided; code requires 22 spaces. Due to the configuration of the building, a standard parking lot cannot be installed.
- Six-foot sidewalks will be installed and as many street trees will be planted that will fit.
- Several variances will be required and applied for.
- The owner will be operating a standard medical practice primarily to serve veterans.

Joe Pontak asked if they know what tenants will occupy the building.

Mr. Woodin said the current owner will be operating the medical practice.

Mr. Woodin said due to the configuration of the lot and existing building, a parking lot cannot be created in the rear that would provide any more parking spaces. Everything is being done to bring the property as close to code compliant as possible.

Mr. Woodin said they propose to use 800 square-feet for two, 12' x 10' offices and a reception area on the side of the building that is accessible. Work can then be done on the other side of the building without interference. Three compact parking spaces can be installed on the southwest corner, with ADA accessible space currently available.

Billy Duck asked how many employees are proposed.

Dr. Jean-Marie Tuete said he expects to have 5 to 10 full time employees in the next 5 months.

Frank Bailey asked where all the employees would park.

Dr. Tuete explained that ten employees will be required to staff the facility, but all ten employees will not be on the site at the same time – only two or three per shift./day.

Woodin pointed out that with the parking areas proposed, all the curb will be flush to the paving. No one will be able to park on the street in front of the property because the parking spaces and parked vehicles would be blocked.

Frank Bailey comments:

- Asked if an 18' truck could get out of a parking space if residents were parked across the street; requested calculations for confirmation;
- mentioned a variance might be required to locate a fire hydrant more than twenty feet off the road;

- *he requested the motion include the installation of a fire hydrant across the street because the existing hydrant will be relocated behind the parking area and not easily accessible.*

Mr. Woodin said he would provide calculations for a large vehicle. The Fire Marshal's Office has reviewed and approved the plan with the relocation of the fire hydrant.

Todd Frey pointed out that the unoccupied lot across the street owned by Dr. Tuete isn't occupied by any residents.

The following comments were discussed regarding parking:

- Possibly installing "No Parking" signs on Anderson and Cox Streets.
- Restricting parking across the street for Dr. Tuete's clients' use since the plan is only short 2 spaces.
- Discussed whether most clients will walk or drive. Dr. Tuete said he expects to draw clients from the surrounding areas as well as local residents.
- One handicap parking space is provided. Due to the nature of the office, it was questioned if more than one HC space should be installed. *Mr. Woodin said the space next to the HC parking space can be striped for HC parking also. Dr. Tuete agreed more than one HC space should be available.*

Joe Pontak asked if the building will be "dressed up".

Dr. Tuete said he has an engineer working on upgrading the exterior of the building as well as the interior.

Mr. Woodin added that street trees will be planted behind the curbing, between the parking and building. Some additional lighting will also be installed off Cox Street.

Moved by Joe Pontak and seconded by Chip Roberts to recommend Mayor and Council approve 29 Anderson Street, Minor Land Development Plan for medical offices in the existing structure, with additional parking lot and other improvements in a C-2 zoned area, including the installation of a fire hydrant across Anderson Street. Tax Parcel No. 23-006.00-206.

Moved by Joe Pontak and seconded by Billy Duck to adjourn. Motion Carried Unanimously.

We believe these minutes accurately reflect what transpired; however, we will appreciate any 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,

Todd Frey, P.E.

Ry/8/31/22
Cc: Mayor & Council
P & Z Members
Verdantas
All Attendees