



Proj. No. 19-19: E. Drake & D. Johnson, owners of PPN 686-04-006 on Lamberton Road, "A" Single-Family, request lot resubdivision per Code chapters 1111, 1115, & 1121.

Approved, 5-0, with the additional condition that, prior to submitting the plat to the County Recorder, it must be signed by the Director of Law and Director of Planning & Development.

Proj. No. 19-18: FA OH HND, LLC, 2953 Mayfield Road, C3 General Commercial, requests conditional use permit to operate existing Honda dealership for auto sales (new & used) & auto service (major & minor) per Code chapters 1111, 1115, 1131, 1151, 1153, 1161, 1163 & 1166.

Approved, 4-0-1, with the following additional conditions:

1. Applicant shall comply with the Supplemental Standards for Conditional Uses;
2. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
3. The applicants shall work with staff to resolve any complaints from neighbors;
4. The landscape plan dated 12-17-12 by Cornachione & Wallace Architects (approved as part of Project No. 13-2), or other landscape plan approved by the Planning Director, shall be installed by November 1, 2019, and shall be maintained;
5. Architectural Board of Review approval shall be required for any exterior changes to the building, including signage;
6. Landmark Commission approval shall be required for any change to the designated Landmark 1924 City Hall Entrance;
7. Applicant shall comply with all sign regulations in Code chapter 1163, including the prohibition of temporary freestanding signs, pennants, banners, streamers, whirligigs, balloons and other similar devices;
8. Applicant shall comply with the February 10, 2016, Planning Commission-approved site plan (dated 1-11-2016 by Cornachione & Wallace Architects, Inc.), comply with any easements, and shall assure that cars are moved into the service bay areas in a timely fashion to prevent back up onto Superior Road or blocking City service vehicles from entering and exiting the site. Cars may not be parked to the north of the building/flex post line, except where parking spaces are shown on the site plan; and
9. All required construction and installation of the use shall be completed by November 1, 2019.

Proj. No. 19-17: True North Energy LLC, 2310-2314 Lee Road, C2X Multiple Use, requests conditional use permit to open northern Lee Road driveway access to site, creating two driveways onto Lee Road per Code chapters 1111, 1115, 1131, 1151, 1153, 1161 & 1166.

Denied, 5-0, based on the testimony of City Staff, City Engineer and the public, and because the proposal reopens vehicular and pedestrian conflict points, is located so as to disrupt pedestrian activity, may endanger the public health, safety, morals, comfort or general welfare by creating additional places for pedestrian-vehicular conflict, is not in keeping with the intended pedestrian character of the Cedar Lee District and vicinity, would negatively change the pedestrian character of the neighborhood, would be injurious to the use and enjoyment of other property in the immediate vicinity, and there is currently ample ingress and egress to minimize traffic congestion and increase safety.

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on September 11, 2019. I further certify that this Action Summary was mailed to each applicant on September 12, 2019.

Kara Hamley O'Donnell, Secretary for Planning Commission

9/12/2019

date