

WHITEHALL PLANNING COMMISSION MINUTES SEPTEMBER 3, 2020

The Whitehall Planning Commission meeting of September 3, 2020, was called to order by Chairman, Terry Anderson, at 6:30 p.m.

Chairman, Terry Anderson, asked for a roll call.

Terry Anderson - Present
Mike Brown - Present
Denny Roberge - Present
Barb Blake - Present
Amy Smith - Present
Jason Thomas - Absent
Zach Woodruff - Absent

Chairman Anderson asked for a motion to excuse absent members. A motion was made and seconded. All voted in favor to excuse absent members.

Chairman Anderson asked for a motion to approve minutes from July 2, 2020.

Ms. Blake motioned to approve and Mr. Brown seconded. All voted in favor to APPROVE the minutes.

Chairman Anderson introduced Case 805. Jeff Lonchor, CESO Engineering, representing Amanda Bonetti, Armstrong Development, for DeITaco, is seeking a parking space variance, 1124.19(f)(9) -- a parking space reduction. Mr. Lonchor stated there is a requirement of 53 parking spaces based on the square footage of the building plus a space for each employee. Mr. Lonchor stated they are proposing 35 parking spaces to include two ADA spaces and 13 stacking spaces for the drive-thru that would ultimately extend from the pickup window all the way back. DeITaco's layout emphasizes use of the drive-thru. Ms. Blake asked for clarification of the letter included in the application to Ms. Goehring stating 35 parking spaces that included two ADA spaces. However, in the staff report, it says 37 spaces. Mr. Lonchor stated it is 35 total spaces and within those 35 spaces, there are two ADA space. Mr. Roberge asked for clarification of what would be done with the additional area. Mr. Lonchor stated there would be additional landscaping by the drive-thru. Mr. Roberge asked how much inside seating is proposed. Mr. Lonchor stated there is to be seating for approximately 85 maximum. The ADA parking spots are located near the front entrance. Chairman Anderson asked for clarification on the speaker system at the drive-thru. Mr. Lonchor stated the speaker is to be placed five spaces back on the northwest residential, but does align with the property boundary about 35 feet away from the boundary. Chairman Anderson confirmed with Ms. Goehring that there is a favorable recommendation.

Chairman Anderson asked for a motion to APPROVE Case 805. Motioned by Mr. Roberge and seconded by Ms. Blake. All members voted in favor to approve Case 805.

Chairman Anderson asked if there was any other business for the Planning Commission. With no further business, Chairman Anderson asked for a motion to adjourn. Mr. Brown motioned and Ms. Blake seconded. All were in favor to ADJOURN.

The meeting was closed at 6:38 p.m.

APPROVED _____, 2020, respectfully submitted,

Terry Anderson, Chairman

Lori Morton, Secretary