

WHITEHALL PLANNING COMMISSION MINUTES DECEMBER 9, 2021

The Whitehall Planning Commission meeting of December 9, 2021, was called to order by Chairman, Terry Anderson, at 6:31 p.m.

Chairman Anderson asked for a roll call.

Terry Anderson – Present

Mike Brown – Present

Denny Roberge – Present

Barb Blake – Present

Amy Smith – Present

Jason Thomas – Present

Zach Woodruff – Present

Chairman Anderson asked for a motion to approve the minutes from November 4, 2021. Mr. Woodruff motioned to approve. Mr. Thomas seconded the motion. All voted in favor to approve the minutes.

Chairman Anderson introduced Case #832. Continental Real Estate is seeking a PLAT APPROVAL to accept the addition of parcels 090-005410 and 090-001974 to lot 7; accepting the subdivision of lot 7 to the Offices at Norton Crossing. This property is owned by Norton Crossing Commercial, LLC.

Kelsey Miller presented the staff report. Staff recommends approval of Case #832.

Chairman Anderson asked for a motion to approve Case #832. Mr. Roberge motioned and Ms. Blake seconded. Case #832 was APPROVED.

Chairman Anderson introduced Case #828. MS Consultants, Inc. is seeking a SPECIAL PERMIT, 1123.10(c)(1), to operate a drive-thru window/facility on property located at 3646 East Broad Street, parcel 090 000193. This property is owned by GOC Realco, LLC.

Kelsey Miller presented the staff report. Staff recommends approval of Case #828.

Mr. Woodruff requested the renderings be shown to the commission. After reviewing the renderings, Mr. Woodruff made the condition for approval to include an agreed upon entrance sign at the entrance of the drive thru.

Chairman Anderson asked for a motion to approve Case #828. Ms. Blake motioned and Ms. Smith seconded. Case #828 was APPROVED.

Chairman Anderson introduced Case #829. MS Consultants, Inc. is seeking a BUILDING SETBACK REQUIREMENT VARIANCE, 1125.16, on property located at 3646 East Broad Street, parcel 090-000193. This property is owned by GOC Realco, LLC.

Kelsey Miller presented the staff report. Staff recommends approval of Case #829.

Chairman Anderson asked for a motion to approve Case #829. Mr. Thomas motioned and Mr. Brown seconded. Case #829 was APPROVED.

Chairman Anderson introduced Case #833. Raising Canes Restaurant, LLC is seeking a SPECIAL PERMIT, 1123.10(c)(1), to operate a drive-thru window/facility on property located at 3661 East Main Street, parcel 090 008372. This property is owned by SRI Real Estate Properties, LLC.

A representative of Raising Canes presented the site plan. She also described and displayed the external elevations of the restaurant for the commission.

Kelsey Miller presented the staff report. Staff recommends approval of Case #833.

Chairman Anderson asked for a motion to approve Case #833. Mr. Woodruff motioned and Mr. Brown seconded. Case #833 was APPROVED.

Chairman Anderson introduced Case #834 & 835. Clay Cooper, Woda Cooper Companies, is seeking a SPECIAL PERMIT, 1123.06(c)(7), to allow an apartment dwelling of more than 12 units on property located at 3540 East Main Street, 739 Maplewood Avenue, and 721 Maplewood Avenue, parcels 090-002122,

090-001890, 090-003640, 090-001900, 090-002485, 090 003638, and 090-008240. This property is owned by Mama Company, Inc. Clay Cooper, Woda Cooper Companies, is seeking to REZONE property located at 3540 East Main Street, 739 Maplewood Avenue, and 721 Maplewood Avenue, parcels 090-002122, 090-001890, 090 003640, 090 001900, 090-002485, 090-003638, and 090 008240 from GCD 1123.10 and R3 1123.03 to 1123.06. This property is owned by Mama Company, Inc.

David Hodge and Clay Cooper of Woda Cooper presented the site plan and case overview to the commission.

Kelsey Miller presented the staff report for Cases 834 & 835. Staff recommends approval of Case #834 & 835.

Chairman Anderson asked for any proponents or opponents to come forward.

The following opponents came forward to voice their concerns:

Ms. Jackie Plank- 771 Robinwood Ave. Ms. Plank noted the traffic issues she has seen on Maplewood and worries this development will only increase traffic speeds and endanger pedestrians and other motorists.

Mr. David Noble- 578 Maplewood Ave. Mr. Noble also believes that Maplewood has traffic issues and suggested another traffic study. He is concerned that at rush hour, these will become congested intersections and impossible to travel. He is concerned with on street parking as well. He is worried about development overtaking the area. He feels that the residents of this area have been ignored and their input should be taken into consideration.

Ms. Kathleen Holmes- 689 Maplewood Ave. Ms. Holmes is concerned that there are no places for teenagers to hangout safely. She is also concerned about traffic down Maplewood. She also voiced her concern about overcrowding the school system.

Mr. Kirby Holmes- 689 Maplewood Ave. Mr. Holmes is worried that his home value is going to decrease due to this development. He also believes the development will increase crime.

Mr. Jeff Thoburn- 466 Maplewood Ave. Mr. Thoburn questioned the owner occupied option for these apartments. He also feels that residents were not taken into consideration when the development was proposed. Mr. Thoburn also requested the max capacity of the entire complex. A representative from Woda Cooper noted 2 people per bedroom. He noted there are 16- 1 bedroom units, 63- 2 bedrooms units, 23- 3 bedroom units.

Ms. Lisa Cotterman- 653 Maplewood Ave. Ms. Cotterman asked if the rezoning of Main Street will continue across the street on the South side of Main. Specifically if Woda Cooper would also be developing on the Wirthman's lot. Clay Cooper noted they are only proposed to work on the current site. Mr. Woodruff and Ms. Smith explained the zoning process and the possibilities moving forward for the rezoning of Main St.

Ms. Lana Pennington- 383 Maplewood Ave. Ms. Pennington asked why this case is being presented as an emergency. She thinks adding the emergency declaration is a "slap in the face" to the residents. Ms. Smith noted that the Planning Commission has no bearing on the emergency declaration and this is a City Council decision.

Chairman Anderson asked for a motion to approve Case #834. Mr. Brown motioned and Ms. Blake seconded. Case #834 was APPROVED.

Chairman Anderson asked for a motion to approve Case #835. Mr. Roberge motioned and Ms. Smith seconded. Case #835 was APPROVED.

Chairman Anderson asked for a motion to adjourn. Mr. Woodruff motioned. Mr. Roberge seconded the motion. All voted in favor to adjourn. The meeting adjourned at 8:12 p.m.

*All case staff reports and presented site plans are available upon request.

APPROVED _____, 2021, respectfully submitted,

Terry Anderson, Chairman

Casey Thomas, Secretary