

RECORD OF PROCEEDINGS

Minutes of **Planning Commission**

Held **August 22, 2023**

Call to Order

Planning Commission Meeting Call to Order at 6:00 PM

John Shady	Chair	Present
Chris Hoffman	Member	Present
Dave Rodehaver	Member	Present

Staff Members Present: City Manager Michael Davis, Community Development Director Matt Eisenbraun, and Clerk of Council Amy Brown.

Also Present: Jake Riley, representing Wilcon.

Approval of Minutes

Planning Commission Minutes - June 20, 2023

Mr. Shady asked if there were any changes or corrections to the June 20, 2023 meeting minutes. Hearing none, the minutes were approved as submitted.

Business

S-02-2023 - Kettering Boulevard

Mr. Eisenbraun commented that this application has been put in for a subdivision replat approval, and noted the subdivision would reconfigure City Lots 3126 and all of 4530 into one new lot totaling 9.245 acres. He explained all the properties are zoned B2 and the structures on them will accommodate business in the B2 district. He stated the proposed subdivision would combine two existing lots that are under the same ownership, and would allow for the construction of a third building on the lot. He reported the surrounding properties are zoned B2 General Business District and M1 Light Industrial, and added the proposed subdivision is in line with the comprehensive plan. He noted that staff recommended approval of the proposed record plan.

Mr. Riley commented that the plan is to add an additional Winsupply electrical supply house in between the new plumbing supply building and Wilcon. He reported a 41,000 square foot building would be built, and added the plan is to submit for permits this week. He noted they hoped to break ground sometime in September with a completion date of sometime next summer.

Mr. Rodehaver made a motion to approve S-02-2023.

RESULT: Passed, *(Yes 3, No 0, Abstained 0)*
MOVER: Dave Rodehaver
AYES: Chris Hoffman, John Shady, Dave Rodehaver
NAYS: None

Other Business - None

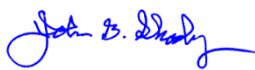
Adjournment

Adjournment at 6:07 PM

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John Shady


ATTEST: Clerk of Council Amy Brown