



Meeting Minutes
Planning and Zoning Commission

Tuesday, March 11, 2014

5:00 PM

Council Chamber

4:15 - 5:00 PM - Work Session for Agenda Review

Mr. Harry Persaud briefed the Commission on the case, according to the staff report. He explained the list of special conditions that staff is requesting. A discussion then ensued regarding an adjustment to the conceptual plan to expand the service area, in order for trash pick up to be possible. Discussion of parking and traffic issues also took place. Mr. Smallwood then briefed the Commission on the submitted utility plan. No action was taken at this time. The work session was closed prior to the formal meeting. The Commission moved to Council Chamber for the regularly scheduled meeting.

Introduction of Commission Members

- Present:** 5 - Chairman Bob West, Commissioner Mark Aldredge, Commissioner Randy Biddle, Commissioner Kim Kohler, and Commissioner Doug Roach
- Excused:** 1 - Commissioner Liz Farley
- Seated:** 2 - Commissioner Neil Harris, and Commissioner Jerry Jordan

Staff in Attendance

*Harry Persaud, Chief Planning Official
Bud Smallwood, Public Works Director
Jacob Speer, Acting Community Development Director
Robbie Corder, Assistant City Manager
Amanda Hartwick, Planning Technician
Rob Dillard, City Attorney*

The Planning and Zoning Commission of the City of University Park will conduct a regularly scheduled meeting in the Council Chamber. Consideration will be given to the following item(s):

PZ 14-002 Consideration of a detailed site plan for the YMCA located at 6000 Preston Road and zoned PD-12.

Mr. Persaud approached the podium and addressed the Commission. He stated that the conceptual site plan for the YMCA was approved in April of 2013, and that staff has found the detailed site plan to be in compliance with the approved conceptual plan. He added that staff has provided a list of special conditions to the detailed site plan.

Mr. Duncan Fulton, a representative for the YMCA, then approached the podium and reiterated that the detailed site plan is in compliance with the conceptual site plan. He added that the YMCA has worked closely with city staff to add requested items.

Mr. Mark Aldredge asked Mr. Fulton if he had seen the list of special conditions, and he replied that he had. Mr. Fulton added that the YMCA was comfortable with all of the conditions. A discussion then ensued regarding a potential timeline for the project. Mr. John Bunten added that the YMCA hopes to start construction by Fall of 2014, and anticipates the project to be completed within 12 to 14 months from that time.

Chairman West then explained that the meeting was strictly administrative, and no comments would be heard from the audience as it was not a public hearing. Following the vote, he announced that the case would go before City Council on April 15th, 2014.

A motion was made by Commissioner Roach, seconded by Commissioner Aldredge, that this PD Amendment be recommended for approval, subject to the recommended special conditions. The motion carried by a unanimous vote.

Excused: 1 - Commissioner Farley

Consider the previous meeting minutes with or without corrections:

14-032 Minutes of the February 11, 2014 Planning and Zoning Commission Meeting

A motion was made by Commissioner Aldredge, seconded by Commissioner Kohler, that the Minutes be approved. The motion carried by a unanimous vote.

Adjournment

With there being no further business before the Commission, Chairman West adjourned the meeting at 5:12 PM.

Approved by:

Chairman

Date