

Minutes of the Tuesday, February 23th, 2021 Planning and Zoning Commission Meeting

The February 23th, 2021 Regular Planning and Zoning Commission meeting was called to order at 6:00 p.m.

Roll Call. The Following commissioners were present: Streit, Koshy, Conley, Ward, and Hoifeldt. Commissioners Broderick and Inman were absent. City staff in attendance: Melissa DeBoer, Andy Kass, and Kathryn Purvis.

Agenda Approval. A motion was made by Commissioner Streit, and seconded by Commissioner Hoifeldt, to approve the agenda for the February 23th, 2021, Planning and Zoning Commission meeting. Ayes: Streit, Koshy, Conley, Ward, and Hoifeldt. Nays: None. Motion Carries.

Approval of the February 9th, 2021 Regular Meeting Minutes. A motion was made by Commissioner Hoifeldt, and seconded by Commissioner Streit, to approve the minutes of the February 9th, 2021 regular Planning and Zoning Commission meeting as written. Ayes: Streit, Koshy, Conley, Ward, and Hoifeldt. Nays: None. Motion Carries.

Open Forum: None

Approval of a Site Plan for Shine Shop Carwash (1400 SE university Avenue)

Senior City Planner, Melissa DeBoer, introduced the request for approval of a site plan for a car wash as submitted by the applicant, Splash Express, LLC. The subject property is generally located south of SE University Avenue and west of SE Waco Place, Containing approximately 1.10 Acres.

Mrs. DeBoer explained that the project includes the construction of a single story car wash building approximately 4,500 square feet in area. Also identified on the site plan are vacuums to the east of the building, vacuum equipment enclosure, a trash enclosure at the southeast corner of the site, and a monument sign proposed at the northwest corner of the site along SE University Avenue. Two accesses are provided to the site off of SE Bishop Drive and SE University Avenue. Both are shared accesses. Five foot wide sidewalks will be installed along SE Bishop Drive and SE University Avenue, and the site will be served with all public utilities. Stormwater detention will be provided with detention basins located at the north and south sides of the site. All parking, landscaping, open space, and lighting ordinance requirements have been met at this time.

Staff would recommend approval of the site plan for Shine Shop Carwash Subject to remaining staff comments.

- Commissioner Hoifeldt questioned on the hours of operation. Mrs. DeBoer advised that the proposed hours of operation would be from 7:30am to 7:30pm.
- Commissioner Streit questioned if there would be access to the vacuum equipment after hours. The answer was unknown during the meeting, however additional information was offered after the meeting from the applicant that has indicated that the vacuum equipment will only be operational during the listed business hours and shut down over night.

Commissioner Hoifeldt moved to approve the site plan for Shine Shop Carwash (1400 SE University Avenue), subject to remaining staff comments. Commissioner Ward seconded the motion. Ayes: Streit, Koshy, Conley, Ward, and Hoifeldt. Nays: None. Motion Carries.

New Business

Senior Planner, Andy Kass, introduced new business to the commission and advised of upcoming meetings.

Adjournment

Commissioner Streit moved to adjourn the February 23th regular Planning and Zoning Commission Meeting. The motion was seconded by Commissioner Ward. Ayes: Streit, Koshy, Conley, Ward, and Hoifeldt. Nays: None. Motion Carries.

Meeting adjourned at 6:10pm.

Cherian Koshy, Chairman

Attest:

Andy Kass, Senior City Planner