

WHITEHALL PLANNING COMMISSION MINUTES MARCH 8TH, 2018

The Whitehall Planning Commission meeting of March 8th, 2018 was called to order by Chairman Terry Anderson at 6:33 PM.

Chairman Anderson asked for a roll call.

Terry Anderson—Present
Mike Brown—Present
Zach Woodruff- Present
Paul Jordan- Present
Denny Roberge—Present
Barb Blake-Present
Chuck Underwood- Present

Chairman Anderson asked for a motion to approve minutes from February 1st, 2018. Ms. Blake motioned to approve and Mr. Jordan seconded. All voted in favor to approve the minutes.

Chairman Anderson introduced Case #751, The City of Whitehall is seeking a rezoning of property located at 4621 E. Broad St. from A2- 1126.06 to PUD- 1123.16. Mr. Drew Russell, Mr. Will Kirk, Mr. Will Tucker and Mr. Andrew Gardner were present to introduce the case.

Mr. Russell explained their need for the zoning change of approximately 19 acres of property. He showcased the sight plan for the commission. He noted the layout of the development as 360 residential units, a public park, a restaurant and a 6,000sqft community center. There will be 3 access entry/exit points in the development. Mr. Woodruff asked about the 3 access points. He asked if these will be full access or if they will be right in and right out only. Mr. Will Kirk said he is still working with the bowling alley easement agreement. Mr. Woodruff made a recommendation for 3 access points to be right in right out. Mr. Kirk agreed to that recommendation.

Mr. Russell went on to show the commission photos of the prospected view from each angle of the development.

Mr. Kirk went on to discuss the exterior of the development. He noted that it is to be composed of brick, hardy siding and vinyl siding. Beige, red brick and dark green will be the color scheme for this development. The roof will be flat to give an urban feel as well as house and disguise all AC units. Mr. Kirk went on to explain the functional and aesthetic benefits of the exterior finishes of the development.

Mr. Kirk went on to display the floor plans of the residential units. 80% will be one bedroom units and 20% will be 2 bedroom townhome units. Mr. Woodruff asked the likely rent per square foot. Mr. Kirk said they are shooting for \$1.30-\$1.40 per square foot as they would like these apartments to be affordable luxury. He went on to show the interior fixtures and amenities of the apartments. These include LVP flooring, granite countertops and stainless appliances.

Mr. Kirk went on to explain the exterior and interior details of the resident clubhouse and the restaurant. This space will share the exterior details of the residential units. Mr. Anderson asked the details of the exercise facility. Mr. Kirk noted that the exercise room and mail rooms will be key access to the residents 24/7.

Mr. Russell gave the details of the landscaping of the development. He explained the trees, plants, water features and privacy fence expectations and their locations of all to the commission. Mr. Brown requested information on the 2 retention ponds. These ponds will be wet ponds with decorative landscaping on the west side of the development. Mr. Woodruff requested an upgraded main fountain. Mr. Kirk confirmed the upgraded fountain with the lighting included. Ms. Blake questioned the safety of the retention ponds. Mr. Will Tucker explained the grading and safety shelves that will be installed in the ponds. This will be used as a precaution for the retention ponds. Mr. Woodruff asked what the extended cost would be should the City choose to use underground retention. Mr. Tucker explained that the cost would increase \$500,000-\$600,000 extra dollars.

Mr. Russell discussed the community park area. There will be a main lawn area for activities, seating areas, and a stage area for other events. Mr. Anderson asked who would maintain the activity schedule for this park. Mr. Woodruff noted that the City's Parks and Recreation department would be the management team for all activities within this park.

Mr. Woodruff requested a few changes be made to the park area. He requested and expanded seating area so that bistro tables and chairs could be placed there for extra seating area. He also requested the London Plain trees that are planted in this area be at least 4" caliper. He also requested a row of arborvitaes be placed along the edge of the concrete area. Ms. Shannon Werner from the Parks and Recreation Department requested a few conditions from the developer. She requested water access at each end of the park, as well as 220v power on East and West side. She went on to request up-lighting on the trees as well as electrical outlets around the entire park. Mr. Kirk confirmed those requests.

Mr. Woodruff explained the requested stage shelter, electrical connections and an 8' riser on the stage. He also went on to display the requested 8' fountain and additional benches. Mr. Kirk confirmed those requests.

Mr. Underwood asked the regulations on animals in the units. He also asked if there would be a specified dog park in this development. Mr. Woodruff and Mr. Kirk went on to note that this will not be a "designated dog park" but will be pet friendly.

Mr. Joe Ryan presented the staff report. He briefed the 6 elements of the PUD zoning and why the staff believes that all of the 6 elements were met at this location. The staff approves the request for rezoning. He also reiterated the conditional items that Mr. Woodruff and Ms. Werner requested.

Mr. Woodruff asked the timeframe for this development. Mr. Kirk believes that the development will be constructed and prepared for leasing within 22-24 months.

Mr. Anderson asked if there were any further questions from the commission. No further business was noted.

Mr. Woodruff proposed a motion to approve Case #751 with the expressed conditions stated in the exhibit attached. Mr. Anderson motioned and Mr. Brown seconded. Voting was unanimous and Case #751 was approved.

Chairman Anderson asked for a motion to adjourn. Mr. Roberge motioned and Ms. Blake seconded. All were in favor to adjourn. Meeting was closed at 7:38pm.

APPROVED _____, **2018** Respectfully submitted,

Terry Anderson, Chairman

CASEY THOMAS, SECRETARY