

## WHITEHALL PLANNING COMMISSION MINUTES JULY 6<sup>TH</sup>, 2017

The Whitehall Planning Commission meeting of July 6<sup>th</sup>, 2017 was called to order by Chairman Terry Anderson at 6:30 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-Absent

Chairman Anderson asked for a motion to excuse Mr. Underwood. Mr. Brown motioned and Ms. Blake seconded. Voting was unanimous and the absence was excused.

Chairman Anderson asked for a motion to approve minutes from June 1<sup>st</sup>, 2017. Mr. Roberge motioned to approve and Ms. Blake seconded. June minutes were approved.

Chairman Anderson announced Case 728, Ordinance 059-2017-Jay Glaser is seeking a Special Permit under 1123.10 (22) to allow the operation of a metal/welding shop on property located at 4025(C) E. Main St. and owned by Joyce Sheets.

Jason Glasser presented his case. Mr. Glasser explained the nature of his and his father's business. **He explained that they create custom fences and metal décor.** The hours of operation are Monday through Friday 9am to 5pm. There are 3 total employees. The goal of the business to move away from fence repair in the City to do **more custom craft and décor items.** **He noted that most of their business is by request** and not walk-ins. Mr. Woodruff asked if any material will be stored outside of the building. Mr. Glasser noted that all materials are stored inside along one wall within the building. Mr. Woodruff explained to the commission that the reason for this meeting is due to this business being opened before the permit was given.

Joe Ryan presented the staff report. He mentioned that the city recommends the approval of the special permit as the business is a permitted use. He also requested that the business be mindful of the noise, odor and no materials outside.

Chairman Anderson set the motion to approve Case #728. Mr. Roberge moved in favor and Mr. Jordan seconded.

Voting was unanimous and Case #728 was approved.

Chairman Anderson announced Case #729, Checkers Drive-In Restaurants, Inc. is seeking a Special Permit for a drive-through on property located at 837 S. Hamilton Rd. and owned by QPH Properties, LTD.

Jim Maniace presented the case. He presented the design and aesthetics of the Rally's restaurant. He explained the requested variances:

1124.10(i)(2)- to permit a portion of the public sidewalk to be 4 ft wide, being a curved portion of a sidewalk connecting Wright Ave. with Hamilton Rd.

1124.10(j)(2)- to permit a building to be 16 ft 4 in above grade.

1124.10(m)- to reduce required parking spaces from 25 spaces to 15 spaces.

1125.18- to reduce a portion of a landscape strip from 10 ft to 7 ft, which will be 35 ft long along Hamilton Rd.

1124.10(h)(1)A.1- to permit the setback of a primary structure to be 38 ft from the right of way.

Mr. John Laverty of Checker's Drive-In provided further details of the Checker's brand.

Mr. Gary Williamson, a resident of the area, requested that the fence be an 8 ft fence instead of the 6 ft fence. Mr. Roberge explained that the code only requires 6 ft. Mr. Williamson is worried about the noise and the lights from headlights shining into his daughter's property.

Mr. Jim McGraw, another resident, noted that he has an 8 ft fence to block the business behind his property. He also requested a replacement of the 6 ft to 8 ft fence. He is stated that due this being a fast food restaurant, he is concerned about the smell from the dumpster. They are also worried about late hours bringing around homeless and unnecessary people into the areas behind their properties.

The commission further reviewed the plans and visual documents provided.

Mr. Woodruff suggested extending the fence to the dumpster as well as a row of bushes along the fence to help with the noise.

Joe Ryan presented the staff report. He noted that the City approves of the variances requested above along with the following requested variances:

1124.10(j)(4)- to permit the building to only have 20% window coverage on the **front façade**.

1124.10(j)(5)- to permit the building to not continue the pattern of window glass.

Chairman Anderson asked for a motion to approve Case #729 and all SP, variance requests and revised requests. Mr. Woodruff motioned and Mr. Roberge seconded. Voting was unanimous and Case #729 was approved.

Chairman Anderson asked for a motion to adjourn. Mr. Woodruff motioned and Mr. Brown seconded. All were in favor.

The meeting was adjourned at 7:28 PM.

**APPROVED** \_\_\_\_\_, **2017** Respectfully submitted,

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Terry Anderson, Chairman

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CASEY THOMAS, SECRETARY