

WHITEHALL PLANNING COMMISSION MINUTES JULY 11TH, 2019

The Whitehall Planning Commission meeting of July 11th, 2019 was called to order by Chairman Terry Anderson at 6:30pm.

Chairman Anderson asked for a roll call.

Terry Anderson—Present
Mike Brown—Present
Denny Roberge—Present
Barb Blake—Present
Amy Smith- Present
Jason Thomas- Present
Zach Woodruff- Present

Chairman Anderson asked for a motion to approve minutes from June 6th, 2019. Mr. Roberge motioned to approve and Ms. Blake seconded. All voted in favor to approve the minutes.

Mr. Anderson introduced Resolution 033-2019, a special presentation to adopt the Whitehall Works Development Blueprint, collaborated by OHM and the Whitehall Development Department.

Mr. Joe Ryan made the presentation. He went on to explain that this blueprint is to be used as a guide from this point forward at the Whitehall Planning Commission meetings and the general development for Whitehall in the future.

Mr. Anderson asked for a motion to approve the adoption of the Whitehall Works Development Blueprint. Mr. Brown Motioned and Mr. Thomas seconded. All were in favor and the adoption received a FAVORABLE recommendation.

Mr. Anderson introduced Case #782, Hamilton Crossing Homes, LLC, is seeking a lot split on property located at 540 S. Hamilton Rd. and owned by Hamilton Crossing Homes, LLC.

Mr. Justin Metzler from Homeport presented the case. He stated that they are looking to split the property and sand basin so that the road entry can run to the back of each parcel.



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Mr. Ryan's staff report can be seen here:

Mr. Anderson asked for a favorable motion to approve Case #782. Mr. Woodruff made a motion and Mr. Thomas seconded. All were in favor and Case #782 was APPROVED.

Mr. Anderson presented Case #783, Bird & Bull Engineers, is seeking a lot split on property located at 61 S. Hamilton Rd. and owned by Norton Crossing Apartments, LLC & The City of Whitehall.

Mr. Kevin Baxter from Bird & Bull presented the case. He stated that once split, the 2 lots that will be transferred to Norton Crossing to create commercial lot 7.



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Mr. Ryan's staff report can be seen here:

Mr. Anderson asked for a favorable motion to approve Case #783. Mr. Woodruff made a motion and Ms. Blake seconded. All were in favor and Case #783 was APPROVED.

Mr. Anderson presented Case #781, requesting to amend the zoning map and change the zoning from Office District to General Commerce District, on property located at 836 S. Hamilton Rd. and owned by Dezalovsky Investments, LLC.

Ms. Kim Meckanic, project architect, presented the case. She proposed the rezoning so that a mixed used building could be constructed. The building would consist of a 2 level building with retail and business tenants on the ground floor and 2 residential apartments on the second floor. The lot is currently vacant. She went on to describe the building materials. The exterior will be a stucco finish on all elevations and a set of steel stairs on the back of the building. There will be metal awnings on the front of the building for the retail business.

Mr. Roberge asked where the entrance for the apartments will be located. She noted they are on the rear of the building at the top of a metal staircase. Mr. Roberge asked if either apartment will be handicap accessible. Ms. Meckanic said neither apartment will be handicap accessible. Mr. Brown asked about the allocation of parking places. She noted that there will be 2-3 spaces in the back for the apartments and the rest of the spaces are available for the retail. He also asked if any extra handicap spots will be added. She said no, there will only be one. Mr. Roberge asked for more detail on the apartment entrances and Mr. Woodruff helped him navigate the building plans. Mr. Woodruff noted that this building complies with Code and is not required to be ADA compliant for the upstairs apartments. The entrance is a 20ft shared driveway and can enter and exit on Hamilton Rd. and Valerie Ln. No new curb cuts or approaches will be required. Mr. Ryan thinks this is a good example of the type of infill construction that the City can continue in the future. Ms. Mackanic noted there will be lighting on the back of the building for the apartment residents that will not intrude into the neighbors behind.



Mr. Ryan's staff report can be seen here:

Mr. Anderson asked for a motion to approve Case #781. Ms. Blake motioned and Mr. Roberge seconded. All were in favor of a FAVORABLE recommendation.

Mr. Anderson presented Case #779 #780, The Robert Weiler Company is requesting to amend the zoning map and change the zoning from Office District to Planned Apartment District, as well as a Special Permit for a Drive-Thru, on property located at 57 Robinwood Ave. and owned by SAGI Realty, Inc.

Mr. Michael Shannon from Robert Weiler Company presented the case.

Mr. Shannon presented the site plans, including the landscaping and elevations, here:



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He presented the material board to the commission which includes brick and vinyl and is similar to materials used on Norton Crossing. The complex will be marketed to young business professionals and have a market rate of about \$1,100-1,150.

He went on to describe the layout and orientation of the national restaurant that serves coffee in the front of the lot off of Broad St. and noted this is why they are requesting a favorable recommendation for the drive-thru.



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Mr. Ryan's staff report can be seen here for #779 & 780:

Mr. Anderson requested a motion to approve Case #779. Mr. Woodruff motioned and Mr. Thomas seconded. All were in favor of a FAVORABLE recommendation.

Mr. Anderson requested a motion to approve Case #780. Mr. Woodruff motioned and Mr. Roberge seconded. All were in favor of a FAVORABLE recommendation.

Mr. Anderson asked if there was any further business.

Chairman Anderson asked for a motion to adjourn. Mr. Woodruff motioned and Ms. Blake seconded. All were in favor to adjourn. Meeting was closed at 7:15pm.

APPROVED _____, **2019** Respectfully submitted,

Terry Anderson, Chairman

CASEY THOMAS, SECRETARY