

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
January 3, 2023 6:30 P.M.
City Hall**

MEMBERS PRESENT: Mike Giordano, Jordan Johnson, Allen Gillespie, Loren Duwel, Lawrence Witul, & Chairperson Ed Brashier

MEMBERS ABSENT: Dave Knapp

CITY STAFF/LEADERS PRESENT: Jon Derby & Jason Knudsen

CALL TO ORDER/OPENING REMARKS

(Chairperson) Mr. Brashier called the meeting to order at 6:30 p.m.

Mr. Derby held roll call.

RULES AND PROCEDURES

Mr. Witul made a motion to approve the Rules & Procedures for 2023.

Mr. Giordano seconded the motion.

The motion to approve the Rules and Procedures for 2023 passed by a unanimous vote, 6-0.

ELECTION OF OFFICERS

Mr. Derby opened the floor for nomination for Chairperson for 2023.

Mr. Witul nominated Mr. Brashier to serve as Chairperson.

Ms. Johnson seconded the nomination.

Hearing no more nomination, Mr. Derby closed the floor and called for a vote.

The vote to appoint Mr. Brashier as chairperson passed unanimously, 6-0 vote.

Mr. Brashier opened the floor for nomination for Vice Chairperson for 2023.

Ms. Johnson nominated herself.

Mr. Gillespie seconded the nomination.

Hearing no more nomination, Mr. Brashier closed the floor and called for a vote.

The vote to appoint Ms. Jordan as Vice Chairperson passed unanimously, 6-0.

Mr. Brashier and Mr. Derby discussed the meeting calendar with changes to July & November dates.

Mr. Brashier called for a vote to approve the 2023 meeting calendar as presented.

Mr. Giordano made a motion to approve the meeting calendar.

Mr. Gillespie seconded the motion.

The meeting calendar passed by a unanimous vote, 6-0.

DECEMBER 6 MEETING MINUTES

Mr. Giordano made a motion to approve the December 6th, meeting minutes.

Ms. Johnson seconded the motion.

The motion to approve the Dec 6th meeting minutes passed by an unanimously vote, 6-0.

SP-2023-01 THE SETTLEMENT PHASE IV MASTER SITE PLAN REVIEW

Mr. Derby introduced the item # SP-2023-01 Master Site Plan review.

Mr. Paul Talbert (Seamon Whiteside Consulting) presented the Master Site plan and overview.

There were no public comments.

Mr. Derby gave the staff report in favor of the request, recommending a conditional approval based off the applicant addressing any comments provided by staff in the technical review letter.

Mr. Giordano made a motion to conditionally approve the Master Site Plan for SP-2023-01.

Mr. Witul seconded the motion.

The vote to conditionally approve the Master Site Plan passed by a unanimous vote, 6-0.

SP-2023-02 SCUFFLETOWN FOOD TRUCK PARK ID MASTER SITE PLAN

Mr. Derby introduced the Master Site plan request.

Justin Holck (312 Lindstrom Ct) presented the master site plan request.

Mr. Brashier inquired on expectations of an opening day.

Mr. Witul inquired on the budget for the project.

Mr. Derby discussed the site plan change from the original plan to the most recent design as it relates to more seating and playground amenities.

Mr. Holck stated they will provide more seating around the playground area.

Mr. Derby recommended a conditional approve on the basis that the applicant address comments from the technical review letter and include added seating as depicted on the master site plan.

Ms. Johnson made a motion to conditionally approve the Master Site Plan for the Scuffletown Food Truck Park ID SP-2023-02 on the basis that the applicant address comments from the technical review letter and include added seating as depicted on the master site plan.

Mr. Witul seconded the motion.

The motion to conditionally approve the Master Site Plan passed by a unanimous vote, 6-0.

TX-2023-01 MISC. REFINEMENTS TO THE ZONING ORDINANCE

Mr. Derby presented the proposed updates to the Zoning Ordinance.

Mr. Derby and Mr. Knudsen discussed the removal of the pedestrian lighting section in the overlay district.

Mr. Derby presented the proposed signage section for the downtown overlay districts.

Mr. Giordano inquired on which properties this would affect.

Mr. Duwel inquired if this new sign proposal was inline or more restrictive in comparison to surrounding municipalities.

Mr. Derby addressed commissions concerns.

Mr. Derby presented the change in orientation of carwash uses.

Mr. Derby presented the change to the current lighting section of the ordinance.

Mr. Duwel inquired on the potential for safety at these properties that are required to reduce light levels.

Mr. Witul inquired on other options for safety.

Mr. Derby addressed commissioner's concerns.

Mr. Derby presented the change to the current environment / landscape design section.

Mr. Duwel inquired on recourse for the City in the case someone violates this ordinance.

Mr. Derby addressed Mr. Duwel's concern.

Mr. Derby presented the change to the window definition section & neon signage.

Mr. Derby presented the new window sign section for Business districts & residential districts.

Mr. Derby presented new defined terms and measurements sections interpretations.

Mr. Gillespie made a motion to recommend approval of the text amendment to Council.

Ms. Johnson seconded the motion.

Mr. Brashier opened the floor to the public testimony.

Brian Scott (105 Dairwood Dr) inquired on what guidelines should commercial properties follow until this proposed amendment takes effect.

Mr. Knudsen addressed Mr. Scott's comment.

Mr. Brashier called for the vote.

The Planning Commission recommended approval by a unanimous vote, 6-0.

OTHER BUSINESS

Mr. Giordano made a motion to adjourn.

Mr. Gillespie seconded the motion.

The motion to adjourn passed by a unanimous vote, 6-0.

Commission adjourned at 7:26 p.m.