

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
May 7, 2024 6:30 P.M.
City Hall**

MEMBERS PRESENT: Mike Giordano, Ed Brashier, Lawrence Witul, Ray Shannon, and Chairperson Allen Gillespie

MEMBERS ABSENT: Jordan Johnson & Loren Duwel

CITY STAFF/LEADERS PRESENT: Jon Derby

CALL TO ORDER/OPENING REMARKS

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

Mr. Derby held roll call

APRIL 11, 2024, MEETING MINUTES

Mr. Giordano made a motion to approve the April 11, 2024, meeting minutes.

Mr. Brashier seconded the motion.

The motion to approve the April 11, 2024, meeting minutes passed by a unanimous vote, 5-0.

SP-2024-06 FAIRVIEW RD STORGAE ID MAJOR CHANGE

Mr. Derby introduced item # SP-2024-06 located at 662 Fairview Rd.

Santiago Jeraldo (KVP Real Estate) Presented the request to change the RV boat parking into more traditional storage units.

There was no public comment.

Mr. Derby presented the staff report in favor of the request.

Mr. Witul made a motion to approve the major change request to council.

Mr. Shannon seconded the request.

Mr. Gillespie called for the vote.

The motion to recommend approval to council for the major change passed unanimously, by a 5-0 vote.

SP-2024-07 FAIRVIRE RD STORAGE ID, MASTER SITE PLAN

Mr. Derby presented the master site plan for the Fairview Storage ID.

There was no public comment.

Mr. Derby explained to the commission that the site plan was reviewed by all departments with minor comments. Mr. Derby advised that staff supports a conditional approval based off the applicant addressing comments provided in the technical review letter and on council approving the major change request of SP-2024-06.

Mr. Gillespie called for a motion.

Mr. Brashier made a motion to conditional approve the master site plan on the conditions indicated by staff.

Mr. Giordano seconded the motion.

The motion to conditionally approve the master site plan passed by a unanimous vote, 5-0.

SP-2024-08 THE YARD ID MASTER SITE PLAN

Mr. Derby provided an overview of the site and proposed site plan.

Alex Zuendt, (Zuendt Engineering) presented the master site plan.

No public comment for this item.

Mr. Giordano inquired on the hours for operations and occupancy size.

Mr. Zuendt addressed Mr. Giordano's questions.

Mr. Shannon inquired on the lighting for the site.

Mr. Zuendt responded as did Mr. Derby regarding zoning requirements for the site.

Mr. Derby provided more information of the buildings for the development. Mr. Derby provided the staff report in favor of the master site plan. Mr. Derby recommended a conditional approval based off the engineer addressing staff's comments provided in the technical review comment letter.

Mr. Giordano made a motion to conditionally approve the master site plan based off the engineer addressing staff comments provided in our technical review letter.

Mr. Witul seconded the motion.

Mr. Gillespie called for the vote.

Mr. Witul made a comment in favor of the developer and church agreeing on proving added shared

parking.

The vote to conditionally approve the master site plan passed by a unanimous vote of 5-0.

SP-2024-09 HARRISON PARK ID, GODDARD SCHOOL MASTER SITE PLAN

Mr. Derby introduced item SP-2024-09, master site plan for Harrison Park ID.

Mr. Gillespie opened the floor for public comment.

Mr. Rod Folk (18 Cloverfield Dr) expressed concerns with the project and the current issues/conditions with traffic and infrastructure in the area, as well as future proposed projects along Harrison Bride Rd.

Mr. Eric Glasow (216 NE Main St) spoke in favor of the project in regards to how it will improve and provide for the community in this area.

Mr. Derby provided the staff report and advised that staff supports the project and recommends a conditional approve of the plan on the basis that the applicant addressed comments provided by staff and on the condition that council approves the major change request.

Mr. Brashier made a motion to conditional approve the master site plan for Harrison Park ID on the conditions provided by staff.

Mr. Giordano seconded the motion.

Mr. Gillespie called for the vote.

Mr. Giordano made a comment about how commissions responsibility is to ensure developments are reviewed and approved to alleviate potential issues.

Mr. Gillespie made a comment complimenting the project's other location.

The motion to conditionally approve the master site plan for SP-2024-09 passed by a unanimous vote, 5-0

ADJOURNMENT

Mr. Gillespie asked for a motion to adjourn.

Mr. Brashier made a motion to adjourn and Mr. Giordano seconded the motion.

The motion to adjourn passed by a unanimous vote, 5-0.

Commission adjourned at 6:56 p.m.