

MINUTES

PLANNING AND ZONING COMMISSION MEETING

APRIL 18, 2019

Case 81-2019

A request by A Civil Group on behalf of Cherry Hill Dental Associates, LLC for a major amendment to the "Gadbois Professional Offices PD Plan". The applicant is requesting revisions to the permitted signage on the PD plan and the uses within the Statement of Intent. Specifically, the applicant is wishing to permit a restaurant within the building that serves alcohol by the beverage, and they wish to permit additional wall signage for this tenant.

MS. LOE: May we have a staff report, please?

Staff report was given by Rusty Palmer of the Planning and Development Department.

MR. PALMER: Given that this is an overall reduction in site signage, staff finds the alternative signage appropriate. As I said, they are proposing all permitted uses within the M-N district as an alternative to the existing Statement of Intent. So given the similarity of those uses in the existing Statement of Intent and the restrictions on bars and nightclubs, staff views the Statement of Intent revision as reasonable also. So our recommendation would be to approve the PD plan and the Statement of Intent amendments. I'd be happy to answer any questions.

MS. LOE: Thank you. Are there any questions for staff? I see none. Thank you, Mr. Palmer. Given that, we will open up the floor for public comment.

PUBLIC HEARING OPENED

MS. LOE: You can give us your name and address for the public record.

MR. MURPHY: Madam Chair, Commissioners, my name is Kevin Murphy with A Civil Group, offices at 3401 Broadway Business Park Court. I think the request is -- just to simplify it, we're just asking for some leeway in placing the signages to hopefully appease a good tenant in the building. It would be to allow them a wall sign would allow would create a reduction in the overall area that we're already approved to have. If not, then we would just go with what we've been previously approved with. As far as the changing the Statement of Intent, again staff agrees with it. Any alcohol sales would be within and contained within the restaurant. There would be no packaged liquor to go or anything like that. Much like as an Addison's or Pasta Factory or something of that nature. If you have any questions for me, I'd be happy to answer them.

MS. LOE: Any questions for Mr. Murphy? I see none. Thank you. Mr. Stanton.

MR. STANTON: I'd like to make a motion, ma'am.

MS. LOE: No questions. Any other comments from the public? Seeing none, we will close the public comment period.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion? Mr. Stanton.

MR. STANTON: As relates to Case 81-2019, I move to approve the PD Plan and the modifications to the Statement of Intent amendments.

MR. MACMANN: Second.

MS. LOE: Second from Mr. MacMann. We have a motion on the floor. Any discussion on that motion? I see none. May we have roll call, please, Ms. Burns?

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodtman, Mr. Toohey, Ms. Burns, Ms. Loe. 7-0 motion carries.

MS. LOE: Thank you, Ms. Burns. Recommendation for approval will be forwarded to city council. Our second public hearing for the evening is Case 88-2019.