

MINUTES OF THE PLAN COMMISSION MEETING ON TUESDAY, JANUARY 12, 2021

HELD VIA ZOOM MEETING

NOTICE: Pursuant to the current recommendation of the Centers for Disease Control and Prevention: Limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting was held virtually through the Zoom platform with each member accessing the meeting remotely as detailed below.

https://zoom.us/webinar/register/WN_pp--zmYgSlu32JTaRxqfyA

1. The meeting was called to order at 6:00 p.m. by Mayor Michael Neitzke

ROLL CALL:	Mayor Michael Neitzke	Present
	Ald. Karl Kastner	Present
	Mr. Brian Weis	Present
	Ms. Christine Hallen	Present
	Mr. Steve Rogers	Present
	Mr. Don Carlson	Present
	Mr. David Schilz	Present
	Mr. Robert Krenz (alt.)	Present
	Mr. Michael Braswell (alt.)	Present

ALSO PRESENT: Kristi Porter – Community Development Manager

2. Approval of the minutes from the December 8 and December 15, 2020 meetings.

Motion by Mr. Carlson, seconded by Mr. Rogers, to approve the December 8 and December 15, 2020 Meeting minutes.

3. Discussion regarding last Common Council meetings.

At the Dec 15th public hearing, the Common Council approved the Comprehensive Plan Update and a new map. The Council also approved The Interchange rezone for the Planned Unit Development District. The Grove held a public hearing for the land use amendment and rezone, which the Council denied. Also held were the public hearings for selling beer at three Speedway locations. The Council approved two locations and the third Speedway will be placed on the Common Council agenda for consideration next week. The Council also approved the Falcon One and the Turf rezone.

4. Signage Plan Appeal for My Salon Suite, a proposed beauty salon to be located at 5170 S. 76 St., submitted by Wayne Palmer, d/b/a Prodigy Lighting & Sign LLC. (Tax Key No. 650-8998-009)

My Salon Suite, a permitted use and a newly-proposed beauty salon to be located at the former Pier One store at 5170 S. 76 St, is seeking a signage variance, requesting additional signage

beyond what the Sign Code allows for. The Sign Code permits gross allowable sign square footage permitted for each business site by multiplying the lineal building front footage by a factor of 1.5 square feet with a maximum of 200 square feet permitted. The total number of signs permitted for each business site is limited to one wall sign and one monument sign.

My Salon Suite currently has an approved 55.75 sq. ft. wall sign along the southern façade and a 100.9 sq. ft. panel insert for the pylon sign along Southridge Service Drive. My Salon Suite is seeking a waiver for an additional two (2) wall signs. The proposed wall sign on the east façade is 55.75 sq. ft. and the proposed sign on the west façade is 72.9 sq. ft. The total signage proposed is 283.5 sq. ft. (of which 184.4 sq. ft. is wall signage). The previous tenant, Pier One, also had three walls signs and pylon sign consistent with what My Salon Suite is proposing.

Recommendation: Approve the Signage Plan Appeal for My Salon Suite, a proposed beauty salon to be located at 5170 S. 76 St., submitted by Wayne Palmer, d/b/a Prodigy Lighting & Sign LLC. (Tax Key No. 650-8998-009)

Motion by Mayor Neitzke, seconded by Mr. Weis, to approve the Signage Plan Appeal for My Salon Suite, a proposed beauty salon to be located at 5170 S. 76 St., submitted by Wayne Palmer, d/b/a Prodigy Lighting & Sign LLC (Tax Key No. 650-8998-009), subject to Plan Commission and staff comments. Motion carried unanimously.

The next item was added as a supplemental agenda item.

5.1. Revised Site, Landscaping and Architectural Plans for proposed site and building modifications to Lebnani, a proposed restaurant to be located at 5051 S. 27 St., submitted by Naser Abdel Fattah, d/b/a Lebnani House, Inc. (Tax Key No. 622-9946-001)

Ms. Porter said that construction has been ongoing for the new façade at the former Pizza Hut Restaurant that was approved by the Plan Commission on 6/9/20. It recently came to staff's attention that façade improvements are not consistent with what was originally submitted and approved. Ms. Porter said a completely different façade was constructed and made with lower quality materials. The applicant is now asking for approval for the incorrectly constructed building.

Mr. Khalek explained how the first architect drew up plans which the Plan Commission approved. During construction, it was discovered that exterior walls had major water damage which required the demo of exterior walls. A new architect and the owner gave Mr. Khalek and his team a new design which they followed without notifying staff at the City of Greenfield. Unapproved changes to the plan include an east facing window on the front facade which was supposed to be a door.

Mayor Neitzke noted that the windows changed dramatically and the sense of scale seems different. The Plan Commission discussed how the lower quality EIFS material is going to take a beating. Ms. Porter said that the landscaping on a revised plan was much smaller, lower quality, and less quantity than was originally approved. She said that the owner will have to work with staff on the landscaping.

Mayor Neitzke discussed how Plan Commission approved plans should not change during construction. He said that masonry on the bottom would have been a better choice than the EIFS material. The Mayor and Ald. Kastner reiterated how the EIFS material will take a beating at ground level. Additional landscaping is requested along the building foundation to protect the EIFS. The Mayor said that he would approve a pergola subject to staff review.

Motion by Mayor Neitzke, seconded by Mr. Weis, to approve revised Site, Landscaping and Architectural Plans for proposed site and building modifications to Lebnani, a proposed restaurant to be located at 5051 S. 27 St., submitted by Naser Abdel Fattah, d/b/a Lebnani House, Inc. (Tax Key No. 622-9946-001), subject to Plan Commission and staff comments. Motion carried unanimously.

5. Signage Plan Appeal for Lebnani House, a proposed restaurant to be located at 5051 S 27 St., submitted by Moe Saed, d/b/a Khalek Building Services. (Tax Key No. 622-9946-001)

Lebnani House, a proposed restaurant to be located at 5051 S 27 St., is seeking a signage variance, requesting additional signage beyond what the Sign Code allows for. The Sign Code permits gross allowable sign square footage permitted for each business site by multiplying the lineal building front footage by a factor of 1.5 square feet with a maximum of 200 square feet permitted. The total number of signs permitted for each business site is limited to one wall sign and one monument sign. The lineal building front footage for Lebnani House is thirty-seven (37) feet, for a maximum signage allowed of 55.5 sq. ft.

Lebnani House is seeking 111.2 sq. ft. of signage, consisting of a 63.9 sq. ft. monument sign and 47.3 sq. ft. wall sign. This is 55.7 sq. ft. more than is permitted by the Sign Code. The monument sign also includes a changeable copy sign with a size of 30.5 sq. ft., which is larger than the 24 sq. ft. allowed by code.

Staff has concerns with the signage plan as proposed. Staff recommends the size of the changeable copy sign within the monument sign adhere to the sign code and be no larger than 24 sq. ft. Staff also recommends the brick base of the monument sign extend to the width of the proposed sign for a more cohesive appearance. The wall sign is also out of scale from what was shown during the Special Use Permit approval in June 2020 and is out of scale with the projection on the east façade. Staff recommends the size of the carrier box be reduced in size to approximately the size of the text and logo for the restaurant. This wall sign would be 98" by 41", for a total of 27.9 sq. ft. versus the 47.3 sq. ft. sign proposed. The smaller sign would be more proportional with the façade and would not reduce the size of the lettering or logo for the restaurant. These modifications would result in a total of no more than 85.3 sq. ft. of overall signage.

Recommendation: Approve the Signage Plan Appeal for Lebnani House, a proposed restaurant to be located at 5051 S 27 St., submitted by Moe Saed, d/b/a Khalek Building Services. (Tax Key No. 622-9946-001), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 is required to be satisfied prior to the issuance of sign permits associated with the proposed project reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. New signage plan submitted to the Community Development Division showing a changeable copy sign of no larger than 24 sq. ft., a brick base matching the width of the monument sign, and a wall sign no larger than 28 sq. ft.

Since the publication of the staff report, the applicant submitted a revised monument sign conforming with staff recommendations. The Plan Commission agreed that the revised, smaller wall sign is more appealing. Applicant will work with staff on the wall sign size.

Motion by Mayor Neitzke, seconded by Mr. Weis, to approve the Signage Plan Appeal for Lebnani House, a proposed restaurant to be located at 5051 S 27 St., submitted by Moe Saed, d/b/a Khalek Building Services (Tax Key No. 622-9946-001), subject to Plan Commission and staff comments. Motion carried unanimously.

6. **Conceptual Plan Review for an Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to All Other Amuse. & Rec. Ind.-Firearm Ranges being permitted as a Special Use in the C-4 Regional Business District and C-5 Freeway Business District, and for a Special Use Permit and new construction of a firearm range and gun shop, Shoot Point Blank, to be located at 10557 W. Layton Ave., submitted by Ken Knuckles, d/b/a Development Management Group, LLC, and Brad Copp, d/b/a ComptonAddy. (Tax Key No. 613-8996-018)**

ComptonAddy is interested in purchasing the vacant parcel at 10557 W. Layton Ave., on the south side of W. Layton Ave., in between the First Weber office building and Mister Car Wash, across the street from Walmart. The 1.55-acre site is zoned C-4 Regional Business District. The developer is interested in constructing an approximate 10,550 sq. ft. building that would include an indoor firing range and retail firearm sales. The business name would be Shoot Point Blank (SPB). SPB opened its first store in 2012 and has developed nearly 30 new locations in seven (7) different states. The City's Zoning Code requires a Special Use Permit for "Sporting Goods Store" (NAICS code 451110, which includes gun sales); however, a shooting range use is not permitted in the C-4 Zoning District. "All Other Amusement and Recreational Industries" (NAICS code 713990, which includes shooting clubs, recreational) uses are allowed as a Special Use in the M-1 Light Manufacturing District only.

The applicant is requesting the Plan Commission to consider the concept of an ordinance amendment to allow uses in Code 713990 as a Special Use in the C-4 District, rather than just the M-1 District. Below is a list of example business types that fall under Code 713990, taken from <https://www.naics.com/search/>.

Some of these business types will not be conducive to Greenfield's urban environment (i.e. yacht clubs, beaches), but most would be possible. The Plan Commission and Common Council have occasionally split up lists within a particular code, allowing only some of the uses/business types listed.

Site and Architectural Plans

SPB would propose an approximate 10,550 sq. ft. single-story building on the vacant parcel. A general breakdown of the various uses inside the building are: range area – 65%; retail and viewing area – 25%; classroom – 5%; balance being receiving/storage, restrooms, office, etc. The building would be set back 50 feet off of W. Layton Ave. with the parking lot on the south or rear side of the building. Access is proposed from the existing shared driveway with the First

Weber office building where there is a 31-ft. wide access easement between the two (2) properties. No new driveway is proposed off of W. Layton Ave. SPB has provided pictures of existing buildings in their portfolio, as shown below. If this proposal were to move forward, staff's comments on building and site layout design include the following:

1. EIFS-type material tip-up panel construction would not be recommended for approval, other than for accent material use. Staff would expect high-quality masonry building materials as shown in the Mokena, IL building example below.
2. Windows, even if spandrel glass, will be recommended on all four (4) building elevations as they will all be visible from either the road or parking lot.
3. Reduce drive lanes from 28 ft. to 24 ft., reduce parking stall sizing, and reduce the number of parking spaces to try to retain mature trees along the west property line.

The applicant will need to supply information for parking calculation determination, as the Code reads the following for rifle ranges: 1 space per 10 linear ft. of driving or firing line plus 1 space per employee. The retail portion of the floor plan would require 5 spaces/1,000 gross sq. ft.

Staff does not provide recommendations for conceptual plans. The requested ordinance amendment was further discussed at the Plan Commission meeting.

Representatives from Shoot Point Blank were present to answer questions. A discussion regarding updating zoning codes occurred. Mayor Neitzke noted that the NAICS code is extremely broad. If the project were to move forward, it would require an ordinance amendment. Ms. Porter said that ordinance amendments are not uncommon and anyone can request one. Staff will further review whether or not a draft ordinance with shooting ranges only (of all uses listed in 713990) as a Special Use in C-4, would be feasible.

A parking easement with First Weber was suggested as a possible solution to help with parking overflow. The Plan Commission was comfortable with the wider-than-normal drive aisle widths and parking stall widths. The Plan Commission emphasized the expectation of final plans including four-sided architectural design and masonry materials being the main building material. They also stated that they would expect heavy landscaping along W. Layton Ave. and screening along the west property line.

Ms. Hallen is opposed to the idea proposed concept.

Conceptual Review. No action required.

7. Community Development Manager Report

Ms. Porter said that a Starbucks stand alone drive-thru building next to the Outback Steakhouse will come before the Plan Commission soon. Staff discussed a future Church and Chapel stand alone funeral planning office as part of The Interchange project.

8. Adjournment.

Motion by Mr. Weis, seconded by Mr. Carlson, to adjourn the meeting at 7:14pm. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed January 14, 2021