

**SPECIAL PLAN COMMISSION
SUMMARIZED MEETING MINUTES
September 12, 2022**

Mike Evans called the meeting to order.

Members Present: Joanne Bowen, Scarlet Tinsley-Price, Ben Hall, Doug Cassidy, Mike Evans, Winnie Soviar, Joe Lux, Gary Nolley, John Kuntz

Members Absent: Wade Lewis, Jeremy Ruble

Staff Present: Adam Rude, Allan Henderson, Hannah Jones

Approval of Minutes: Joanne Bowen motioned to approve the minutes with an amendment that under Old Business, the “n” be put back into plant for the plant apartments and Joe Lux seconded the motion. Voice vote passed 9 - 0.

Old Business: *PC 2022-19 The Plant Apartments Site Development Plan*, continued from the July, 2022 meeting.

Sam Rogers, with Birge & Held, representing the petitioner, discussed the petition. Craig McCormick, with Blackline Studio, a member of the design team discussed the presentation as it relates to the architectural plans and elevations.

- John Kuntz had no questions.
- Gary Nolley asked to have the room for the tourism board pointed out and Mr. McCormick complied. It will be much bigger than the building they currently have. Gary expressed concern about the safety in regards to the increased foot traffic this project may generate. Adam and John expressed their thoughts as well.
- Joe Lux had no questions.
- Winnie Soviar reiterated the traffic/safety concern.
- Doug Cassidy had no questions.
- Ben Hall had no questions.
- Scarlet Tinsley-Price had no questions.
- Joanne Bowen asked whether the city's trash trucks are able to go through the alley or back out. Adam Rude said they have to back out. Discussion ensued. Ms. Bowen asked if a “no outlet” sign is needed and Mr. McCormick said they could add the sign.
- Mike Evans followed up on the alley. Mr. Evans asked about school bus pick-up and Sam Rogers said they would be happy to have discussions for it.

Mr. Evans closed questions from the board and opened it to public comment. Allan Henderson, deputy plan commission director, read a letter into the record from a citizen, Carrie Ridgeway concerning IDEM issues.

- Adam Rude responded to the question addressed in Ms. Ridgeway's letter as it relates to a dog park that had been proposed in that area at one time saying that Duke Energy rescinded their offer to gift and/or sell that property to the city.

With no one in attendance, Mr. Evans closed public comment and reopened it to the board.

- Joe Lux asked if there would be a leasing office on site and Mr. Rogers said yes.
- Winnie Soviar asked if there would be a retail space in the old coke building and Mr. Rogers said it would be a restaurant/co-working space. Ms. Soviar then asked about parking and Mr. Rogers said there are spaces along the coke building currently that will be utilized. Mr. McCormick said the visitor's bureau parking could be used as well.
- Mike Evans verified that the sculpture will not be relocated.

There being no further questions, Mr. Evans called for a motion. Winnie Soviar motioned to approve the site development plan petition with the conditions in the staff report. Gary Nolley seconded the motion. Ballot vote: Ben Hall - yes, Joanne Bowen - yes, Scarlet Tinsley-Price - yes, Doug Cassidy - yes, John Kuntz - yes, Gary Nolley - yes, Joe Lux - yes, Winnie Soviar - yes, Mike Evans - yes. Motion carries 9 - 0.

New Business: *PC 2022-20 7 Brew Site Development Plan*

Adam Rude read the petition and Josh Thomas, for the petitioner, discussed the site development plan for a new drive-thru only coffee shop.

- Joanne Bowen had no questions.
- Scarlet Tinsley-Price had no questions.
- Ben Hall had no questions.
- Doug Cassidy asked if the current building was unusable for their purposes and Mr. Thomas said what they are planning to build will have a bigger canopy and better cover for the employees.
- Winnie Soviar clarified the driving pattern. Discussion ensued with regard to the traffic pattern.
- Joe Lux asked when it's anticipated that construction begin. Mr. Thomas said as soon as possible, hoping to be open by the end of the calendar year.
- Gary Nolley had no questions.
- John Kuntz had no questions.

Mr. Evans closed board comment and opened it up to the public. With no one responding, Mr. Evans closed public comment and opened it up to the board for further comment or a motion.

- Doug Cassidy asked if anything would be sold other than coffee. Mr. Thomas said there's a variety of drinks available.
- Mike Evans verified that the sidewalk would be completed from what's existing out to 44 and Mr. Thomas said it would be.

There being no further questions/comments, Mr. Evans called for a motion. Gary Nolley made a motion to approve the site development plan with conditions in the staff report and Doug Cassidy seconded the motion. Ballot vote: Scarlet Tinsley-Price - yes, Joanne Bowen - yes, Ben Hall - yes, Doug Cassidy - yes, Winnie Soviar - yes, Gary Nolley - yes, John Kuntz - yes, Joe Lux - yes, Mike Evans - yes. Motion carries 9 - 0.

Miscellaneous: None

Discussion: Adam Rude brought the board up to speed on current projects.

Adjournment: Doug Cassidy(?) motioned to adjourn and the second was inaudible.

Meeting adjourned