

accessories.

Mr. Nenni asked if there will be the sale of high-capacity magazines or bump stocks. Mr. Venters stated there will not be.

Mr. Venters explained why their business model is successful through wholesale retail and that traditional retail isn't as beneficial for their business.

Mr. Loukinas asked if there will be some sort of security for the glass windows that would be visible from the outside. Mr. Venters confirmed there will be in addition to the cameras they intend to install.

Mr. Moore asked if there was anyone else wanting to speak in favor or opposition to the application. After not seeing anyone else, Mr. Moore ended the public hearing. Mr. Moore asked if there was a staff recommendation. Mr. Metz stated that the Development Committee does not recommend approval of the application. Mr. Moore asked if the Commission would like to deliberate on the issue.

Mr. Emrick asked if there was a reason why the Development Committee recommended denial of this application. Mr. Metz stated that this zoning district is specific to retail that is interactive with the public whereas wholesale retail is not interactive with the public.

Mr. Moore stated that if this was to be denied that one of the remedies for this business would be to open up during the day even if for a short period of time to be considered retail instead of wholesale retail.

Mr. Daniel recommended approving the application for a year. Mr. Loukinas stated he liked that idea but wanted to confirm that the security bars in the front would comply with the development code and that it would be appealing to the eye.

Mr. Venters stated that he has no objection to putting some kind of decorative thing behind the bars so it would not be seen. Mr. Moore agrees to both modifications and asked if there was a motion.

Mr. Loukinas made a motion to approve the conditional use application with the modifications that it would be valid for one year and that the front windows must be appealing as well as comply with the development code. Mr. Emrick seconded the motion. The motion was approved unanimously through roll.

PUBLIC HEARING:
AMENDMENT TO PLANNED DEVELOPMENT – INNOVATION DRIVE

Mr. Moore introduced the case as request by applicant Brandon Gonos, with Associated Materials, for an Amendment to the Final Development Plan for a change in building materials from the approved fiber cement cladding to composite cladding.

Mr. Metz presented the case using a PowerPoint presentation. Mr. Metz read the review criteria for an amendment for an Approved Development Plan for the Planning Commission, and Mr. Metz ended his presentation and noted the applicant was present.

Mr. Moore asked if there were any questions for Mr. Metz prior to opening the public hearing. Seeing none, Mr. Moore opened the public hearing for the request. Mr. Moore invited anyone who wanted to speak for the project to come forward.

Mr. Gonos came to the dais after passing out a sample of his product. Mr. Gonos explained that he is working for Associated Materials and presented via PowerPoint the benefits of the composite cladding.

Mr. Moore stated he researched the product beforehand and found the product had a lot of support online and meets or exceeds the architectural standards. Mr. Moore stated that the need for maintenance in the next thirty years would be significantly lower in comparison to the originally approved material.

Mr. Loukinas stated he's seen the hardy board on South Main that people can't keep paint on.

Mr. Moore invited anyone forward to speak in opposition. Seeing none, Mr. Moore closed the public hearing. Mr. Moore asked if there was a staff recommendation. Mr. Metz stated that the staff recommended denial of this application. A member from Planning Commission asked Mr. Metz why it was recommended for denial. Mr. Metz stated that the Development Committee after reviewing the previous meeting minutes and audio wanted to support the Planning Commission in their decision to request that this development be built with fiber cement cladding.

There was a brief discussion between Planning Commission members. Mr. Nenni stated his approval of the product based on the qualifications of durability and other factors that outweigh the original recommendation.

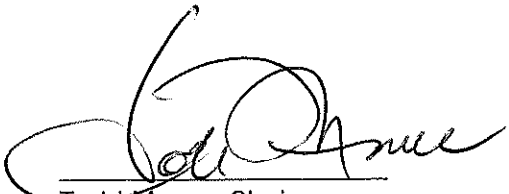
Mr. Moore asks for a motion. Mr. Loukinas made a motion to approve the text amendment as submitted. Mr. Emrick seconded the motion. The motion was approved through roll call.

OLD/NEW BUSINESS:

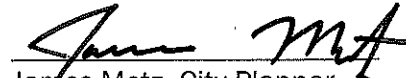
Mr. Nenni asked if the staff could present a text amendment to allow for this product to be in the approved materials section in the Development Code. Mr. Metz stated he would work on a suggested text amendment to bring back for further review and discussion.

ADJOURNMENT

With there being no further business for the Planning Commission to discuss, a motion was made unanimously by all Planning Commission members to adjourn at 07:00 PM



Todd Moore, Chairman



James Metz, City Planner

*The full meeting recording is available at the Planning & Zoning Department.