

The public hearing was called to order at 7:00 p.m. by Mr. Smith. The hearing was opened with the Pledge of Allegiance.

Present at roll call were: Alderman Sir and members Diekmann, Berry, Guise, Scheer, Smith and Bieg. Chairman Knapp and Ms. Gianino were absent. Also in attendance was City Administrator Craig Sabo.

A. A petition from BJ Auto Sales for a Special Use Permit for a motor vehicle sales display lot at 320 Cahoon Drive.

Notice of the Public Hearing was published in the Countian on January 25, 2020 and posted on the City's website.

Mr. Pratt stated that he was seeking permission to operate a special interest, classic car display lot in Eureka.

Alderman Sir inquired as to if the display lot was the area shaded yellow on the plan. Mr. Pratt stated that vehicles would be on display in that area along with some located in the building.

Alderman Sir inquired as to if any vehicles would be displayed on the street. Mr. Pratt stated that they would not. He stated he may use one (1) of the five (5) spaces depicted as customer parking for a display vehicle, but they would be brought in at night.

Alderman Sir inquired as to if any of the vehicles would be displayed in City right-of-way. Mr. Pratt stated that he would not.

Alderman Sir inquired as to if there would be any type of vehicle repairs performed at the facility. Mr. Pratt stated that he may repair his personal vehicles, but there would be no customer repairs.

Alderman Sir inquired as to if it would be body work or mechanical repairs. Mr. Pratt stated there would be no body work and the mechanical repairs would be minor such as oil changes or brake repairs.

Alderman Sir inquired as to if the work performed would be inside the building. Mr. Pratt stated that they would and that the lot would be kept clean.

Mr. Smith inquired as to the type of vehicles Mr. Pratt would be selling. Mr. Pratt stated they would be classic cars such as vehicles from the 1940s to 1970s.

Mr. Scheer inquired as to if the grassy area depicted on the site plan would be paved. Mr. Pratt stated that it would not.

Mr. Bieg inquired as to where employees would be parking. Mr. Pratt stated that they would park in the rear and the only employees would be himself and his fiancée, adding that it would be a small operation.

No one spoke in support of or opposition to the petition.

The public hearing was closed at 7:05 p.m.
The public hearing was opened at 7:05 p.m.

B. A petition from Terry Bahr, representing S.O. Ventures, LLC, for a Special Use Permit to allow the operation of a mini-storage facility at 711 Howerton Lane.

Notice of the Public Hearing was published in the Countian on January 25, 2020 and posted on the City's website.

Speaking on behalf of the petitioner was the project's civil engineer Mr. John Schebaum with BFA, Inc. Mr. Schebaum stated they were seeking authority to expand the storage facility as Mr. Bahr had

purchased the adjacent lot. He stated that the expansion would be the same operation, but would contain more storage buildings.

Alderman Sir stated that there may be an issue with considering the petition before the Commission as the submitted site plan depicted an enlargement to the storage buildings on 601 Howerton in conjunction with the expansion of the facility onto 711 Howerton Lane. He said the enlargement of the buildings to that which was previously approved for 601 Howerton Lane would require supplemental authority and should have been amended first or simultaneously, so the petition before the Commission could not be considered.

Mr. Schebaum inquired as to if amending the existing Special Use Permit follow the same process. Alderman Sir stated that it would.

City Administrator Sabo stated that both the change to the existing property and proposed expansion to add the new property can be considered simultaneously.

Mr. Smith inquired as to if the Mr. Bahr should withdraw the petition before the Commission and file a new application in which both properties be considered at the same time. City Administrator Sabo replied that he should.

Alderman Sir inquired as to what was the plan for the area described as future storage or commercial use.

Mr. Schebaum stated that it would depend on the success of the business as to how that area would be used. He stated that if the storage lots are successful, they may be expanded to that area, but if not, it may be used for a commercial outlot which is why the area has street frontage.

Mr. Scheer inquired as to if there was new engineering calculations completed addressing additional impervious areas in respect to the detention area.

Mr. Schebaum stated that they have expanded the detention area to address the increase in the impervious area.

Alderman Sir inquired as to if the detention area depicted on the site plan is larger than what was previously approved.

Mr. Schebaum stated that although it may not be on submitted site plan, the expanded area was depicted on the submitted grading plan. He said when the plans are resubmitted he will make certain it is clearly defined on the site plan.

Mr. Guise stated that he would like City staff to review the expanded detention area to ensure that storm water is captured so adjacent properties are not impacted by the increased impervious area.

Mr. Bahr stated that he had contacted the Building Commissioner and was advised that the current petition was what was needed for him to proceed. He stated that he is scheduled to close on the property this month and by having to go through the process again, it would not be considered for approval by the City until March.

Alderman Sir stated that he needed to amend his Special Use Permit issued for the property at 601 Howerton as he was enlarging the buildings from what was originally approved for that property. Mr. Bahr stated that he would withdraw the petition and return with what was needed.

No one spoke in support of or in opposition to the petition.

The public hearing was closed at 7:13 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:13 p.m. by Mr. Smith.

Present at roll call were: Alderman Sir and members Diekmann, Guise, Scheer, Smith, Berry and Bieg. Chairman Knapp and Ms. Gianino were absent. Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Barry, seconded by Mr. Bieg and unanimously passed by those members in attendance, the Minutes from January 29, 2020 were approved.

GUESTS:

There were no guests present who wished to address the Commission.

OLD BUSINESS:

There was no old business to be discussed.

NEW BUSINESS:

A. A petition from BJ Auto Sales for a Special Use Permit for a motor vehicle sales display lot at 320 Cahoon Drive.

Alderman Sir stated that he had no issues with the business as the owner has stated that no vehicles will be displayed in City right-of-way.

Mr. Smith went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Diekmann, seconded by Mr. Barry and unanimously passed by those members in attendance, approval was recommended for a petition from BJ Auto Sales for a Special Use Permit for a motor vehicle sales display lot at 320 Cahoon Drive.

B. A petition from Terry Bahr, representing S.O. Ventures, LLC, for a Special Use Permit to allow the operation of a mini-storage facility at 711 Howerton Lane.

The applicant withdrew the petition so no further action was required by the Commission.

ADDITIONAL BUSINESS:

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Mr. Diekmann, seconded by Mr. Bieg and unanimously passed by those members in attendance, the meeting was adjourned at 7:18 p.m.

UPCOMING MEETINGS:

- February 26, 2020
- March 11, 2020

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary