

The public hearing was called to order at 7:03 p.m. by Chairman Knapp.

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

- A. A petition from Anthony Clavenna, representing Gateway Car Connection, LLC, for a Special Use Permit to perform motor vehicle detailing services at 1091 West Fifth Street in conjunction with their motor vehicle display lot previously authorized at separate location.

Notice of the Public Hearing was published in the Countian on September 4, 2020 and posted on the City's website.

Mr. Clavenna stated that they were going to use the building on the property to wash and detail vehicles. He stated that he would not be selling vehicles at this location or working on any vehicles outdoors.

Alderman Sir inquired as to how many vehicles would be on the property at the same time. Mr. Clavenna stated that it would typically be two (2) at time as he has two (2) teams of detailers preparing the vehicles for sale. He stated that he would not be storing any vehicles at this location as he has a secure area at his dealership to store vehicles located further down West Fifth Street.

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

The public hearing was closed at 7:07 p.m.
The public hearing was opened at 7:07 p.m.

- B. A petition from Richard Reichert, representing Executive Auto Plaza, LLC, for a Special Use Permit for a motor vehicle sales display lot at 527 North Central Avenue.

Notice of the Public Hearing was published in the Countian on September 4, 2020 and posted on the City's website.

Mr. Reichart stated that he was seeking permission to operate a pre-owned sales lot at the location.

Chairman Knapp inquired as to how many vehicles would be for sale on the lot. Mr. Reichart stated it would be approximately thirty (30).

Mr. Pacino inquired as to if he would be operating a "Buy Here, Pay Here" type of operation. Mr. Reichart stated that he would not. He stated that the vehicles he would be selling would cost no less than \$8,500.00.

Alderman Sir inquired as to where the vehicles would be detailed. Mr. Reichert stated that they would be detailing some vehicles in the bays located within the building, but most would be sent out for detailing.

Chairman Knapp inquired as to if any mechanical repairs would be performed at the location. Mr. Reichert stated that any mechanical work performed would be only on vehicles he owns.

Alderman Sir inquired as to if there would be any body work performed on the vehicles. Mr. Reichert stated that there would not.

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

The public hearing was closed at 7:10 p.m.
The public hearing was opened at 7:10 p.m.

- C. A petition from David Chamberlin, representing Great Escapes RV Center, Inc., to amend their motor vehicle and RV sales display lot and service facility Special Use Permit at 18155 U.S. Highway 66 to include the operation of an outdoor propane tank.

Notice of the Public Hearing was published in the Countian on September 4, 2020 and posted on the City's website.

Mr. David Chamberlin, owner of Great Escapes RV Center, Inc., stated that he was seeking permission to store a propane tank dispenser on his property as they currently have to go off-site to fill propane tanks for RVs.

Chairman Knapp inquired as to why Mr. Chamberlin chose the proposed area for the propane tank as he felt it is a terrible location.

Mr. Chamberlin stated that it will be surrounded by bollards and the way it is proposed, it would allow for people wishing to purchase propane to have an easy way in and out of the property as it would create a circular drive. He said there was nowhere else on the property to place it.

Chairman Knapp inquired as to if there are three (3) entrances to the business.

Mr. Chamberlin replied that was correct.

Chairman Knapp inquired as to why it couldn't be moved to an area near the second entrance to the property.

Mr. Chamberlin stated that it would block the entrance to the business, and there is also a ditch located near that area. He added that second entrance is considered his main entrance, and the proposed tank would be at the far eastern entrance which would create a circular path of traffic and would be easier for customers to exit.

Chairman Knapp reiterated that he believed the proposed location is terrible, and that it should be relocated to where Mr. Chamberlin identified as the main entrance.

Mr. Chamberlin stated that it would block the main entrance to the building, along with being near a ditch, the business mailbox and State right-of-way.

Mr. Pacino inquired as to if Mr. Chamberlin had received approval from the State and County for the addition of the propane tank.

Mr. Chamberlin replied that he had received approval from the State, County and Fire District.

Alderman Sir inquired as to what size tank would be placed in the location.

Mr. Chamberlin replied stated that it was a 1,000 gallon tank.

Alderman Sir inquired as to if they would be selling to the general public.

Mr. Chamberlain replied that they would.

Mr. Scheer inquired as to if the propane tank would have a meter.

Mr. Chamberlin stated that it would have a scale that has a locking door with electric and the dispenser for the tank would be located on the end.

Mr. Scheer inquired as to how the propane tank would be secured.

Mr. Chamberlin replied that it would be bolted to the pad and locked.

Mr. Scheer inquired as to what type of lock would be used.

Mr. Chamberlin replied that it would be a padlock, adding that the "ON/OFF" switch for the electric would be located inside the building.

Alderman Sir inquired as to if the area would be fenced.

Mr. Chamberlin replied that it would have six (6) inch steel poles filled with concrete surrounding it.

Mr. Pacino inquired as to if the electricity to the tank would be shut off every night.

Mr. Chamberlin replied that it would and the lot has twenty-four (24) hour live security cameras.

Mr. Barry inquired as to the hours that they would be selling propane.

Mr. Chamberlin replied that it would be during his normal business hours of 9:00 a.m.- 5:30 p.m., Monday through Saturday.

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

The public hearing was closed at 7:15 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:15 p.m. by Chairman Knapp.

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

On motion by Mr. Smith, seconded by Mr. Barry and unanimously passed by those members in attendance (Mr. Wilton abstained), the Minutes from July 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 Anthony Clavenna, representing Gateway Car Connection, LLC, for a Special Use Permit to perform motor vehicle detailing services at 1091 West Fifth Street in conjunction with their motor vehicle display lot previously authorized at separate location.

Alderman Sir stated that he had no issues with the petition as all activity will be performed inside the building and there would be no storage of vehicles.

Chairman Knapp 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. Barry, seconded by Mr. Scheer and unanimously passed by those members in attendance, approval was recommended for a petition from Anthony Clavenna, representing Gateway Car Connection, LLC, for a Special Use Permit to perform motor vehicle detailing services at 1091 West Fifth Street in conjunction with their motor vehicle display lot previously authorized at separate location.

- B. A petition from Richard Reichert, representing Executive Auto Plaza, LLC, for a Special Use Permit for a motor vehicle sales display lot at 527 North Central Avenue.

Chairman Knapp 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.

Alderman Sir stated that what was being proposed was the same type of operation as that of the previous business owner. He stated that perhaps the business owner should be allowed a larger number of vehicles than what was being proposed.

City Administrator Sabo stated that the Commission may recommend allowing any number of vehicles on display as long as there was full access to customer parking and the drive aisles on the property were open.

Alderman Sir stated that parking spots next to the building could be designated as customer parking.

Mr. Scheer stated that the previous business owner would store a large delivery truck overnight and sometimes it was there for multiple days. He said that as a condition of approval he would suggest that this type of vehicle not be allowed to be parked in front overnight.

On motion by Alderman Sir, seconded by Mr. Bieg and unanimously passed by those members in attendance, approval was recommended for a petition from Richard Reichert, representing Executive Auto Plaza, LLC, for a Special Use Permit for a vehicle sales display lot at 527 North Central Avenue with the condition that no large delivery vehicles be stored on the property.

- C. A petition from David Chamberlin, representing Great Escapes RV Center, Inc., to amend their motor vehicle and RV sales display lot and service facility Special Use Permit at 18155 U.S. Highway 66 to include the operation of an outdoor propane tank.

Chairman Knapp stated that he drives a travel trailer and the proposed location is very dangerous. He said that the number of bollards should be increased if the tank cannot be relocated.

Mr. Barry stated that perhaps they could increase the number of bollards and place landscaping to screen the area. He said he would suggest doubling the proposed number.

Chairman Knapp stated that it would be safer to relocate it to the parking area and remove a trailer on display to make up for the loss of a parking space. He said he drives the interstate on-ramp everyday and has observed accidents and drag racing on it.

Mr. Bieg stated he drove by to look at the proposed location and agreed that it was too close to the interstate on-ramp and would like to see it relocated to somewhere else on the property.

Mr. Scheer stated that he had concerns regarding the location, including the power lines that run over it. He said he had met the Eureka Fire Marshal at the site who informed him that the proposed location conforms with the Fire Code.

City Administrator Sabo inquired as to if the fire codes dictate the allowable proximity to a roadway. Mr. Scheer replied that they do and it complies.

Mr. Scheer stated that an alternative would be to have the propane tank buried, but there would be potential of a leak sometime in the future. He said he had additional concerns regarding theft and vandalism.

Chairman Knapp stated that he talked with the neighboring gas station's manager and the tank they had was never vandalized.

Mr. Bieg inquired as to if the bollards are crash rated.

Mr. Scheer stated that where he was previously employed there were eight (8) inch steel pipes filled with concrete that were buried four (4) feet in the ground and tractor trailers were still able to knock them over.

Mr. Smith stated his business location had the same problem when drivers who would use their lot as a cut through.

Mr. Barry stated that he would suggest as conditions of approval that the number of bollards be doubled and install landscaping.

Alderman Sir suggested that they should increase the size from six (6) inch to eight (8) inch filled pipes buried four (4) feet into the ground.

City Administrator Sabo asked Mr. Chamberlin if he agreed to amend his application to be consistent with that which the Commission is recommending, or if he wanted the Commission to instead base their recommendation on how he proposed it in his application.

Mr. Chamberlin replied that it would be a large number of bollards. He asked if there would be flexibility as to where the bollards are to be placed.

City Administrator Sabo suggested that perhaps instead of increasing the number of bollards in a single row that there could be two (2) rows of bollards surrounding the tank.

Mr. Chamberlain stated that he did not have an issue with the proposed changes, but would like some flexibility as to where they are to be placed.

Mr. Barry recommended that as a condition of approval there be eleven (11), eight (8) inch concrete filled steel bollards staggered around the west, south and east part of the propane tank with landscaping to screen it from being visible from the Interstate 44 on-ramp.

Chairman Knapp 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. Barry, seconded by Mr. Pacino and unanimously passed, approval was recommended for a petition from David Chamberlin, representing Great Escapes RV Center, Inc.,

to amend their motor vehicle and RV sales display lot and service facility Special Use Permit at 18155 U.S. Highway 66 to include the operation of an outdoor propane tank with the condition that there be eleven (11), eight (8) inch concrete filled steel bollards staggered around the west, south and east part of the propane tank with landscaping to screen it from being visible from the Interstate 44 on-ramp.

ADDITIONAL BUSINESS:

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Mr. Scheer, seconded by Mr. Barry and unanimously passed by those members in attendance, the meeting was adjourned at 7:40 p.m.

UPCOMING MEETINGS:

- October 14, 2020
- October 28, 2020

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary