

City of Perry - Planning Commission
Meeting Minutes – September 13, 2021

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CITY OF PERRY

Members present: Cottrell, Lambert, Lewis, Muller, Ottke

Member(s) absent: Wilson

Guests: Mindy Galbavi, Christopher Crisenbery, Leland Scott

Call to order: by Chairperson Ottke at 7:03 pm

*** Moment of silence for Carol Sanford's passing (as proposed by Chairperson Ottke) ***

Approval of the agenda: Moved by Lambert, seconded by Cottrell that the agenda be approved as presented. Approved unanimously.

Approval of August Meeting Minutes: Motion by Lambert to approve August 2nd, 2021 Meeting Minutes with one modification regarding ordinance fee discussion that was outlined within the minutes. The meeting minutes are approved with a modification to clarify that the penalties pertain to zoning ordinances and not building penalties as described in the August 2nd Meeting Minutes. Approval of motion with modification was seconded by Chairperson Ottke. Approved Unanimously.

Approval of July Meeting Minutes: Motion carried by Chairperson Ottke that the July Meeting minutes also need approval because printed copies were absent. Motion by Lambert to approve July 12th, 2021 Meeting Minutes with one modification regarding ordinance fee discussion that was outlined within the minutes. The meeting minutes are approved with a modification to clarify that the penalties pertain to zoning ordinances and not building penalties as described in the August 2nd Meeting Minutes. Approval of motion with modification was seconded by Cottrell. Approved Unanimously.

New Business:

- 2nd Discussion regarding Biggby: Now have final revised site plan. Application is ready for a vote for Planning Commission's approval.

Guest, Christopher Crisenbery, P.E. of AE Design Solutions, LLC presented us with Biggby Site Plans. Chris walked us through the details of the site and business plans. Proposed Biggby will be located at a site that use to contain a diner restaurant which allows potential utilization of some existing lines- contingent upon inspection.

Mr. Crisenbery explains that the owner to be of this Biggby Location, Bob Taylor, has been involved in developing multiple Biggby locations. This will be a Drive-Thru location only. All setback requirements met. Property is 1.198 acres, and building will only be approximately 800 sq ft.

During his presentation, Mr. Crisenbery further explains the following: An outside consultant was brought in after plans submitted to the City of Perry. The site will retain the existing MDOT opening and parking is primarily for employees. Stacking available for up to 15 vehicles and bypass lane easily accessible with 24" ft of clearance around building drive-thru for vehicles to navigate. 23,000 of impervious area shrunken down to 18,000 sq feet of impervious area. All existing lines/utilities/sanitary/water leads will be inspected and if needed, will be replaced with new as needed. Sidewalk ties in with Taco Bell. The plans consist of tying into the existing sewer that was used by former diner. Basin was raised to push water away from building to prevent water run off that potentially was occurring prior to development.

Chairperson Ottke asked if any questions, Lewis asked if one entrance. Yes. there will be one entrance- Confirmed by Mr. Crisenbery.

Lambert asked for confirmation all questions, concerns, and needed clarifications from the City have been addressed. Mr. Crisenbery confirmed that yes, all of this has been addressed by the City of Perry.

Lewis asked about timeline. Mr. Crisenbery advised as soon as possible but exact timeline is to be determined.

Chairperson Ottke asked if any further questions. No further questions asked.

Lewis motions to approve application, seconded by Lambert. Approved Unanimously.

2nd Item for New Business: Council Inquires if anyone has a suggestion for a new member to the Planning Commission. No potential members suggested at this time, but Planning Commission members will think about if they can think of anyone they know that could be a good fit as a member.

Old Business: None discussed at this meeting.

Next meeting: October 4th, 2021 @ 7pm in City Hall's Council Chambers.

Other Comments: None

Adjournment: Meeting Adjourned at 7:31 pm by Chairperson Ottke.