

The meeting was called to order at 6:30 p.m. by Chair D. Besson.

- 1.0 **Roll Call** – Present: Chair D. Besson; Commissioners T. Accetta, S. Bigler, R. Brinkmeier, A. Fritz, C. Stipe, and Deputy Clerk M. Stute. Commissioner W. Banach absent/excused.
Audience- 3.
- 2.0 **Minutes of May 20, 2019**-Motion (Fritz/Accetta) to approve the minutes. Motion unanimously approved.
- 3.0 **Site Plan Review – Paramount Pediatric Dentistry (tenant), Village Market LLC Mid-America, Paul Shand as applicant-5810 S 108th –B-1 zoning, parking space signage**
Chairman Besson stated the Plan Commission has not received a shared parking agreement from the applicant so we cannot determine whether to approve or deny without one. He stated the Plan Commission will hold the application over until an agreement is provided. Applicant was being represented by Robert Hacker of Bauer Sign & Lighting. He questioned where the share parking agreement comes from. Chairman stated it comes from the property owner and it is based on the building square footage that determines the required number of parking spaces. Chairman also stated the tenant was to have the parking signs currently in place bagged, and they are not bagged. Mr. Hacker referenced the memo from Graef. Ben Block, Graef, stated he had requested the agreement and it was not provided. Deputy Clerk stated she did not find one on file. Mr Block stated he talked with Mr. Shand on the phone and he told Mr. Shand they (the Plan Commission) would likely want to see a shared parking agreement. and Mr. Shand said he did not want to share that. Next Plan Commission meeting is July 15 (3rd Monday in July).
- 4.0 **Sign Plan Review – Dr. James Baggio as applicant, Jonathan Wojciechowski as owner-10555 W Parnell-B-4 zoning-proposed chiropractic business**
Jim Baggio stated he is the owner of Baggio Chiropractic in Franklin, and he was present with Patrick Vandenberg, Berkshire Hathaway, representing Dr. Baggio. Mr. Vandenberg stated they are not looking for a standard approval as Mr. Baggio is in the process of acquiring the building. Dr. Baggio as a chiropractor needs to provide adequate egress for patients with walkers, crutches, wheelchairs and the building does not have access to the area he wants to occupy once he acquires the building. Dr. Baggio is asking for approval of this concept prior to him moving forward, and they would bring back a site plan once all changes to the plan are made. The proposal is to have an external lift next to the current lobby so people would access a ramp into the lobby into the lift that would carry them a half flight up. Right now, there is no main level. From the lobby, you go a half flight down or up. They are looking for support of the project with the exterior modification of the building to add a lift. Ben Block, Graef, stated he found no problems with adding a lift, parking, and proposed use are compliant. The only issue with our code is proposed building material, corrugated accent skins proposed in several locations.
Discussion of the Plan Commission:
Commission asked where the lift would empty to and why a lift vs. an elevator. The lift would not be visible from the exterior and will empty to a small room. An elevator is cost prohibitive as the lift is only about 49 inches. Mr. Brinkmeier stated it will only remove one parking space. Applicant confirmed. Mr. Accetta wanted to verify the change to the egress would not affect safety or fire/building codes. Applicant stated vendor for lift would met State regulations.
- 5.0 **Adjournment**-Motion (Stipe/Fritz) to adjourn meeting at 6:51 p.m.

Michele Stute, Deputy Clerk/Treasurer