

**Aberdeen Planning Commission Meeting  
September 10, 2008**

The meeting of the Aberdeen Planning Commission was called to order at 7:00p.m. in the Council Chambers by Commissioner Swisher.

**MEMBERS PRESENT:** Commissioners Swisher, Craig, Kosko, Tout, and Braerman

**MEMBERS ABSENT:** Commissioners Landbeck, and Schlottman

**OTHERS PRESENT:** Ms. Phyllis Grover, Director of Planning & Community Development  
Mr. Matthew Lapinsky, Director of Public Works  
Mr. Fred Budnick, Aberdeen Fire Department  
Mr. Michael Hiob, Aberdeen City Council Liaison  
Ms. Doris Manner, Recording Secretary

**APPROVAL OF MINUTES:**

The minutes of the August 13, 2008, meeting were approved as amended.

1. Review Preliminary Site Plan – Royal Farms Store

Mr. Eric McWilliams with Bohler Engineering said this request was before the Planning Commission two months ago. The site is located at Newton Road, Old Philadelphia Road, and Rt. 715. Copies of the Site Plans and State Highway comments were provided to the Commissioners. As a result of these comments, the proposed structure was relocated and the original design was retained. The proposal is for a 5,600 sq.ft. Royal Farms Store. There will be access via Newton Road, which will be improved by the developer, and Old Philadelphia Road.

Ms. Grover thanked Mr. McWilliams for addressing the previous concerns. She requested additional notes for lighting, and landscaping of the area.

Mr. Lapinsky asked that the following be added: concrete sidewalks, a signature block, and SHA requested revisions. He said the plans would not be forwarded to the City Council until the following requests have been satisfied: label and dimension of the concrete sidewalks, label type of C & G, provide signature block for both Guy & Valery Warfield, revise the plan per SHA comments, show radius at Rt. 715 and Old Philadelphia Road, and add a note regarding existing traffic signal.

Commissioner Kosko noted that the secondary access has been eliminated.

Commissioner Braerman asked if Newton Road was private. Mr. McWilliams said it was private but maintained by the City.

Commissioner Swisher said the roadway and signal design expense should be handled by the developer and Royal Farms.

A motion was made by Commissioner Braerman and seconded by Commissioner Kosko to approve the Preliminary Site Plan for the Royal Farms Store with Staff Comments being satisfied.

**The motion was passed with a vote of 5 – yes and 2 – absent.**

**Ayes: Commissioners Swisher, Craig, Kosko, Tout, and Braerman**

**Absent: Commissioners Landbeck, and Schlottman**

2. Review Final Subdivision Plat – Beards Hill Park and Aberdeen Mall EQ.

Mr. Joseph Snee said this Preliminary Site Plan was presented to the Planning Commission on March 12, 2008. The current request is for subdivision of Lots 1-A and 1-B into Parcels 1 and 2; this action will create Lot 7 consisting of 5.57 acres and Lot 8 consisting of 3.10 acres. The current existing zoning is B-3.

Commissioner Swisher asked who owns the driveway. Mr. Snee said it is privately owned and should be taxed.

Mr. Snee noted that property lines have been reconfigured to meet parking requirements.

Ms. Grover asked who would sign for Parcel 3. Mr. Snee said Mr. Hapsis would be the signer.

Mr. Snee indicated that the Holiday Inn Express wanted a separate lot which will be subject to a land lease because the hotel is not a franchise.

Commissioner Swisher asked for confirmation that the request was for the 3 lots to become 1. Mr. Snee said this was the issue.

Mr. Lapinsky requested the following:

- A. Revise the Water and Sewer Note to read: “The approval and signing of this plat by the City of Aberdeen in no way guarantees the availability of water and sewer service to the property at the time of development.”
- B. Verify Grid Tics
- C. Surveyor needs to sign, seal, and date
- D. All owners need to sign the plat (Entity/Individual), printed name and title
- E. Also, see attached Check Print
- F. Water and sewer needs to be privatized before signing of this Subdivision Plan
- G. Water note for future connection fees installed per code

Mr. Snee asked if e-mails from Mr. Wallace had been received. He was told they were.

Commissioner Swisher was told that all of the subject property was owned by Mr. Hapsis.

Commissioner Kosko asked if the privately owned easements were included in the total acreage. Mr. Hapsis said they were.

Commissioner Swisher asked for confirmation of the request for Lots 1 A & B and Parcels 2 & 3 be combined to create Lots 7 & 8.

Mr. Lapinsky noted that this property is not currently part of the Holiday Inn Express.

A motion was made by Commissioner Braerman and seconded by Commissioner Tout to approve the Final Subdivision Plat for Beards Hill Park and Aberdeen Mall EQ contingent on adhering to the Public Works concerns and requirements.

**The motion was passed with a vote of 5 – yes and 2 – absent.**

**Ayes: Commissioners Swisher, Craig, Kosko, Tout, and Braerman**

**Absent: Commissioners Landbeck, and Schlottman**

3. Review Preliminary Site Plan – Holiday Inn Express

Mr. Joseph Snee said the Preliminary Site Plan for the Holiday Inn Express was originally submitted to the Planning Commission on March 12, 2008. It is being resubmitted tonight to accommodate the requested additional parking. The building consists of 6 stories and is zoned B-3 commercial.

Commissioner Braerman indicated that the earlier request did not provide sufficient parking. Mr. Snee agreed that the original plans did not meet City parking requirements. Currently, each planned use has the required parking which is more than what is required. Mr. Snee provided a Parking Tabulation Sheet to the Commission which showed the Holiday Inn Express, the Holiday Inn Hotel, the Hotel Restaurant & Bar, the Olive Tree Restaurant, and Olive Tree Plaza II as well as the required parking for each use indicated.

Ms. Grover has physically counted the parking spaces and said there are less than those shown on the Plan. Some of the spaces appear to be in the SHA right of way. As a result, SHA will be reviewing the Plans and clarify this issue. She also noted that the Banquet facility parking is not included on this Plan but was on the Plan submitted in April.

Mr. Snee said Mr. Redman did not mention any parking problems in their conversations.

Ms. Grover recommends tabling this issue tonight.

Mr. Lapinsky submitted a list of items which must be addressed: existing water and sewer services need to be properly abandoned at the main(s), see the Check Print on the 3<sup>rd</sup> Review 8/13/08, change the Water and Sewer Note to “The approval and signing of this Plat by the City of Aberdeen in no way guarantees the availability of water or sewer service to the property at the time of development.”; add the Note: “All future development on these lots and parcels will be considered as new connections and will be charged at the current rates in place at that time per the City of Aberdeen Code.”; all utilities will be installed in accord with the COA Code; and add label to existing 3 water and water meter “To be properly Abandoned at Main”.

Commissioner Kosko said the Code indicates that off-street parking is to be determined by usage only. The subdivision will not make a difference. This issue needs clarification by the legal counsel.

Mr. Snee stated the intent of the Code is to provide parking for the entire site of cumulative customers.

Commissioner Swisher noted that there is an existing parking problem with the Olive Tree. He noted the following: 209 spaces for the Holiday Inn per the City Code, 102 spaces for the Olive Tree, and 87 spaces for the Holiday Inn Express. There are 398 spaces required for these facilities; and the banquet facility was omitted from the plans. Commissioner Swisher said the majority of Handicapped spaces required are not near the building. He asked Mr. Snee to address the following: the parking issue, distribution of Handicapped spaces, and parking spaces to be set back from the lot lines.

Ms. Grover agrees with the Handicapped spaces being more accessible.

Mr. Snee will return with his request after reviewing the comments.

Commissioner Swisher asked that the engineers and owners meet with the City Staff.

**This request was tabled by the Planning Commission.**

4. Presentation by Kittelson and Associates, Inc. on the Transportation Element for the 2008 Comprehensive Plan

Ms. Yolanda Tukesian, Ms. Christine Wells, and Mr. Conor Selmer presented a power point presentation on the subject issues. They asked that the Planning Commission review the Draft which was distributed and submit comments.

The meeting was adjourned at 9:30p.m.

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Planning Commission Chairman

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Date