

Planning Commission Minutes – February 5, 2025

PRESENT: Chairwoman Nancy Moore and Members: Ed Andrulonis, Diane Bernardo, and David Volpe
STAFF: Code Enforcement/Zoning Officer, Zac Lawhead; Interim City Co-Manager, Lisa Hagberg; and Administrative Secretary Korbi Slocum

The meeting was called to order at 4:15 p.m. by Planning Commission Chairwoman, Nancy Moore.

Reorganization

This being the first meeting of 2025, the motion was made by Volpe and seconded by Andrulonis to nominate Nancy Moore as the Chairwoman of the Planning Commission. Roll call was as follows: Andrulonis, yea; Bernardo, yea; Volpe, yea; Moore, yea. Motion passed 4-0.

The motion was made by Andrulonis and seconded by Bernardo to nominate David Volpe as Vice Chairman of the Planning Commission. Roll call was as follows: Andrulonis, yea; Bernardo, yea; Volpe, yea; Moore, yea. Motion passed 4-0.

Approval of Minutes – December 4, 2024

The motion was made by Andrulonis and seconded by Volpe to accept the minutes of December 4, 2024, as presented. Roll call was as follows: Andrulonis, yea; Bernardo, abstain; Volpe, yea; Moore, yea. Motion passed 3-0. Bernardo abstained because she was not present at the December 4, 2024, meeting.

New Business:

Application for Modification of Setback – Atlas Pressed Metals, 125 Tom Mix Drive

A portion of Tom Mix Drive was vacated Paris built their building. Atlas Pressed Metals is looking to expand. Due to the flood zone, there is a permanent 170-foot easement from Beaver Drive that does not allow expansion in that direction. The applicant is requesting a modification of the 60-foot setback to 36 feet to allow them to put a 13,000-foot addition on the front of the building for warehouse purposes. Darren Allison arrived at the meeting. He presented a second option that would require applying for a permit through the Army Corp of Engineers. The existing retention pond will be relocated to the back of the property to allow for future expansion. Bernardo asked Lawhead if he reviewed Option 2. He is aware of it but stated that going through the Army Corp of Engineers is a long, difficult process. Because the lot has unique characteristics, Lawhead feels the original request for modification is a reasonable request. The motion was made by Volpe and seconded by Andrulonis to recommend to Council that they approve the request for modification of setback. Roll call was as follows: Andrulonis, yea; Bernardo, yea; Volpe, yea; Moore, yea. Motion passed 4-0.

Review of Junkyard Ordinance

The Planning Commission reviewed a proposed Junkyard Ordinance. The plan is to modify Sandy Township's ordinance and incorporate DuBois' Section 248. The restricted hours of operation in Section 248-3 C were left blank. It was agreed that the restricted hours of operation be set as from 8:00 p.m. to 6:00 a.m. Hagberg recommended the members look at this as an ordinance of the new City that will be presented to the local team working on consolidating the ordinances of the City and Sandy Township. Bernardo will work with the Administrative Secretary to work on an incorporated version of the draft and bring it to the March 5, 2025, Planning Commission meeting.

Adjourn

There being no further business to transact, the motion was made by Volpe and seconded by Andrulonis that the Planning Commission adjourn. Roll Call was as follows: Andrulonis, yea; Bernardo, yea; Volpe, yea; Moore, yea. Motion passed 4-0.