



PLANNING COMMISSION MINUTES

May 26, 2022

Planning Commission Chairman Gary Poole called the meeting to order at 7:00 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present and seated were Commissioners Rich Foerster, Ruth Ann Nelson and Eliana Burke.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

OPENING REMARKS

Planning Commission Chairman Gary Poole: Thank you for attending the Parker Planning Commission meeting tonight. Before the meeting begins, there are two ways to make public comment on any item at this hearing. Comments may be made in person at the public hearing tonight, or you can join the Zoom webinar link posted on the Town's website at www.ParkerOnline.org/PlanningCommission.

Facebook Live participants are only able to view and listen to the meeting and are unable to submit public comment on agenda items. If you are on Facebook Live and wish to submit public comment on an item tonight, now would be a good time to leave Facebook Live and join the Planning Commission meeting on Zoom.

For Zoom participants that wish to comment on any agenda item, use the Zoom "Raise Your Hand" feature when I open the hearing up for public comment.

We appreciate your attendance and participation at the Planning Commission.

APPROVAL OF MINUTES

None.

PUBLIC HEARING OPENED: 7:02 P.M. – PARKER AUTO PLAZA F2 AMD 3 L1B B2 - AUTO BODY SHOP UBSR. The applicant, AutoMart USA, is proposing a Use by Special Review to allow for a paint booth in an existing auto body shop at the west side of Ponderosa Drive north of Lincoln Avenue.

Department: Community Development, Julia Duncan

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report for a Use by Special Review to allow for major auto repair, an auto body shop in an existing building. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Parker Auto Plaza F2 AMD 3 L1B B2 - Auto Body Shop Use by Special Review request to allow an auto body shop in an existing building subject to the ten (10) conditions contained in staff's report:"

1. A Site Plan approval shall be required prior to the issuance of building permits.
2. All mechanical equipment shall be screened from public view.
3. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.
4. A building permit shall be required for any interior or exterior work completed on site.
5. Damaged cars shall be stored/parked within an area screened from public view by a solid fence.
6. Auto body repair work shall be limited to the inside of the building and shall not occur outside.
7. Decorative lighting on building and canopy shall be shielded or removed.
8. Operations will comply with all applicable state and federal hazardous material and air and water quality standards.
9. Landscaping shall be alive and in compliance with the approved site plan.
10. This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for and a Site Plan Amendment for site improvements has been approved. The Community Development Director, upon written request, may grant a ninety-(90) day extension.

APPLICANT PRESENTATION

None.

Commissioners discussed with staff and applicant:

- Commissioner Ruth Ann Nelson asked about environmental impacts and compliance because this use is next to a natural, open area with wildlife and foliage; *(staff said these issues are monitored by state and federal regulators and the applicant provided additional information after the release of the packet relating to air filtration; applicant, Dan Ramirez, provided additional information about the state of the art ventilation system that traps the paint preventing the paint from escaping into the atmosphere, that the paint booth is self-contained preventing the paint from entering the drainage system and that these facilities are heavily regulated by OSHA, EPA and state agencies).*
- Commissioner Eliana Burke asked where the paint will stored; *(the applicant said the paint comes in very small quantities, they don't have 5 gallon buckets of paint on site and that it is all custom ordered).*
- Commissioner Richard Foerster asked if only cars from dealers will be serviced at this facility or can the public bring in their cars; *(the applicant said that this is a relative*

small facility that is intended for AutoMart's own cars and possibly for other dealerships' cars, but not for the general public).

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:12 P.M. - PARKER AUTO PLAZA F2 AMD 3 L1B B2 - AUTO BODY SHOP UBSR.

PLANNING COMMISSION DISCUSSION

- Commissioner Eliana Burke is in full support of the project.
- Commissioner Ruth Ann Nelson commented that here only concerns were environmental, and she was satisfied with the staff and applicant responses, so she is in support of the project.
- Commissioner Rich Foerster commented that that it meets the commercial character of the area and is consistent with the Town's master plan, so he is in support of the project.
- Commissioner Gary Poole commented that he concurs with his fellow commissioners, that it is a good use of the space and building and that it is good business to help the other car dealerships in town.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Parker Auto Plaza F2 AMD 3 L1B B2 - Auto Body Shop Use by Special Review request to allow an auto body shop in an existing building subject to the ten (10) conditions contained in staff's report. Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Rich Foerster seconded the motion and was passed unanimously. The meeting was adjourned.



Jeff Miller
Recording Secretary



Gary Poole
Chair