

**Approved 11/10/22**

**REGULAR MEETING  
PLANNING COMMISSION  
MINUTES**

**October 13, 2022**

**THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00P.M., ON THURSDAY, OCTOBER 13, 2022, BY VICE-CHAIRMAN ZINK**

**ROLL CALL**

Present: Frank, Misch, Moore, Rix, Weinert, Zink

Absent: Kaminski, Misko

Others: City Clerk McCallister

Visitors: Kate Bond, Grant Krasemann, Scott Riddle

Motion by **Moore**, seconded by **Frank**, to excuse Commissioners Kaminski (due to health issues) and Misko (due to a scheduling conflict) from tonight's meeting.

All yeas

**Motion passes**

**APPROVAL OF MINUTES**

Motion by **Rix**, seconded by **Frank**, to approve the minutes of the September 15, 2022, regular meeting as presented

All yeas

**Motion passes**

**AUDIENCE PARTICIPATION**

None.

**CORRESPONDENCE**

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City Council Meeting Minutes of August 15, 2022  
City Council Special Meeting Minutes of August 30, 2022  
City Council Meeting Minutes of September 6, 2022  
City Council Meeting Minutes of September 19, 2022

Motion by **Frank**, seconded by **Weinert**, to receive and file correspondence as presented.

All yeas

**Motion passes**

### **ADOPTION OF AGENDA**

Motion by **Frank**, seconded by **Weinert**, to adopt the agenda as presented:

All yeas

**Motion passes**

### **PUBLIC HEARING**

None.

### **ITEMS FOR CONSIDERATION**

**B-1. SPR-03-2022 – DICK HUVAERE LAND INC** – Request for a Site Plan Review for a proposed change in scope of the project and a new event park in conjunction with an existing Auto Dealership (Dick Huvaere's Chrysler Dodge Jeep and Ram) on 22.7 acres of property located at 67567 Main Street (APN's: 50-07-06-01-451-058).

Scott Riddle provided hand-outs to commissioners representing the same details as displayed on presentation board/plans. He indicated the proposed hedge row exceeds

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the ordinance requirements. He further explained the need to retain curb appeal as well as be conducive for the sightline of the dealership.

Kate Bond, landscape architect, described the reasoning for the landscaping scheme that incorporates limestone ledge rock and plantings to provide a layered effect. This 25ft long scheme is replicated for the entire length of the property.

Rix questioned the irrigation for this area. Riddle assured commissioners that the sidewalks will not be affected by the watering of this area.

Motion by **Rix**, seconded by **Frank** to approve the requested Site Plan Review for a proposed change in scope of the project and a new event park in conjunction with an existing Auto Dealership (Dick Huvaere's Chrysler Dodge Jeep and Ram) on 22.7 acres of property located at 67567 Main Street (APN's: 50-07-06-01-451-058) subject to the three conditions listed:

1. The landscape plan shall be amended to reflect the addition of nineteen (19) trees within the perimeter landscape planters and within the areas around the storm water detention basins in lieu of having street trees along the Main Street frontage.
2. The parking lot landscaping standards required in Article 11 (Landscaping, screening, and buffering) shall be modified to allow the proposed parking lot layout.
3. The building composition standards required in Article 12 (Building Composition) shall be modified to allow the building to have continuity from the older façade to the new façade.

All yeas

**Motion passes**

**B-2. Adoption of the Planning Commission 2023 Regular Meeting Schedule**

Motion by **Rix**, seconded by **Frank** to adopt the 2023 Planning Commission Regular Meeting schedule as presented.

All yeas

**Motion passes**

**B-3. Election of Officers for the Planning Commission.**

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Motion by **Frank**, seconded by **Weinert**, to nominate **Mark Zink** as chairperson of the Planning Commission for Fiscal Year 2022-2023.

All yeas

**Motion passes**

**Mark Zink** is the Chairperson for FY2022-2023.

Motion by **Moore**, seconded by **Frank**, to nominate **Tim Rix** as vice chairperson of the Planning Commission for Fiscal Year 2022-2023.

All yeas

**Motion passes**

**Tim Rix** is the Vice Chairperson for FY2022-2023.

Motion by **Moore**, seconded by **Frank** to close the nominations.

All yeas

**Motion passes**

### **MISCELLANEOUS MATTERS FROM THE CITY STAFF**

Moore provided a brief introduction of the newest member of the Planning Commission, Kevin Misch, whom was appointed by Mayor Rix with the consent of City Council at the October 3, 2022 City Council Meeting.

All Commissions agree that Misch will be a valuable member to the Commission.

Fire Dept. will have their annual Open House on October 16<sup>th</sup>, 8am-3pm with a pancake breakfast in the morning and hotdogs/chips in the afternoon as well as fun activities for everyone.

Repair work continues at the AUD with hopes of reopening in the beginning of November.

City Clerk McCallister gave an update on upcoming election and indicated non-partisan voter guides are available at City Hall.

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**CHAIRMAN AND COMMISSION MEMBERS**

Frank – Expressed his pleasure with the appearance of the City and the fall colors.

Weinert- Historic Windmill repairs are still in the works but making progress.

Rix – Made a correction to prior motion regarding the excused commissioners.

Misch- Thankful to be on the Planning Commission; has a great love and commitment to the City of Richmond.

**ADJOURNMENT**

Motion by **Frank**, supported by **Rix**, to adjourn the Planning Commission Regular Meeting at 7:36 p.m.

All yeas

**Motion passes**

Respectfully submitted:  
Heather L. McCallister  
City Clerk