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**City of Laingsburg Planning Commission
Remote Meeting Minutes
August 17, 2020**

Chairman Ducastel called the meeting to order at 7:02 p.m. remotely where every board member and attendees either attended via Zoom or called into the meeting.

Members present Judd, Geasler, Culpeper, Ducastel, Fraidenburg and Appicelli. Absent: Ridsdale.

Public Comment- a resident from a neighboring property spoke regarding concerns over fencing and noise that may come from the proposed commercial use as presented by Expert Lawn and Snow Care.

Moved by Geasler supported by Culpeper to approve the minutes of July 20 and August 3, 2020. Roll call vote: ayes: Judd, Geasler, Culpeper, Ducastel, Fraidenburg and Appicelli. Nays: None. Absent: Ridsdale. Motion carried.

Motion by Culpeper second by Ducastel to remove from the table the Special Use Permit Application and Site Plan Review for 101 N. Laing & 118 Crum to be considered as a location for a Contractors Establishment without Outside Storage, operated by Expert Lawn & Snow, LLC. Roll call vote: ayes: Judd, Geasler, Culpeper, Ducastel, Fraidenburg and Appicelli. Nays: None. Absent: Ridsdale. Motion carried.

Pete Preston, Preston Community Services, provided the staff report and updated the board on the application. There was a discussion regarding the materials that would be used for the parking lot and the fencing to include sound buffering. The applicant spoke regarding the fence and the parking lot. The ordinance requires a paved parking lot, the applicant would like a waiver to install crushed asphalt. A neighboring property owner expressed concerns regarding noise. There was a discussion regarding ingress and egress for the space on the concrete in the front of the building. There was no other public comment.

Motion by Geasler second by Fraidenburg to recommend that City Council approve the petition for special land use and final site plan for the use of property as a contractor's establishment without outside storage with an accessory apartment as submitted by Jake Smith, Expert Lawn and Snow Care LLC for property located at 101 N. Laing St. and 118 Crum St. in the City of Laingsburg and as legally described in the petition based on the following reasoning and conditions:

Reasoning:

1. Standards set forth under Section 704 (basis of determination), Section 830 and Section 423 appear to be met subject to the conditions set forth below.
2. Standards set forth under Section 605 (final site plan requirements) and Section 606 (standards for review) have been or can be met subject to the conditions set forth below.

Conditions:

1. The proposed parking space south of the existing structure will not be allowed. There will be no parking in the front of the building.

2. The proposed parking area on parcel B will be paved using best practices.
3. The fencing will be 8-foot tongue and groove with finished side facing adjacent property.
4. The Planning Commission will review the site and conditions, as well as accept public comment, regarding the need for additional sound barrier requirements as offered by the applicant as an alternative and at the applicants cost, after 1-year of operation.

Roll call vote: ayes: Geasler, Culpeper, Ducastel, Fraidenburg and Appicelli. Nays: Judd.
Absent: Ridsdale. Motion carried.

Moved by Culpepper, supported by Judd to recommend to the City Council approval of the proposed Zoning Ordinance Amendment that would authorize outdoor seating areas and implement requirements for ADA compliance. Roll call vote: ayes: Judd, Geasler, Culpeper, Ducastel, Fraidenburg and Appicelli. Nays: None. Absent: Ridsdale. Motion carried.

Meeting adjourned at 8:22 p.m.

Paula Willoughby
Clerk/Treasurer