

D. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-23-13 WAWA CONVENIENCE CENTER DEVELOPMENT PLAN REVIEW

A request to approve a 5,919 square foot convenience center with fueling stations and the redevelopment of 60 E Garner Road.
Parcel(s): 32-02-35-300-004.000-026

Jenna Wertman presented. She explained all the reviews and observations made. Jenna stated this is a Development Plan approval request for a new 5,919 square foot convenience store with fuel. The site would utilize existing access points and maintain connections to adjacent commercial properties. Variances were obtained to increase the allowed lot coverage and the canopy height.

She opened the floor for any questions from the board. Mr. Humphreys asked about the traffic flow at the entry of the property. Jenna explained the plan and situation on that matter.

The applicant Mr. Patrick O’Leary, stepped up to the stand. He talked about the history of WAWA and gave some insight about their vision.

Mr. Humphreys asked about the entry to the parking lot. Mr. Michael Pinnell stepped up and clarified any questions regarding the entry to the property.

Motion: Shawn Pabst made a motion to **APPROVE** PSDP-23-13, seconded by Jeff Humphreys, motion carried 6 In Favor/0 Opposed/0 Abstained.

2. PSDP-23-14 CHRISTIAN BROTHERS AUTOMOTIVE DEVELOPMENT PLAN REVIEW

Jenna Wertman presented. She explained applicant requests approval for a new 5,361 square foot automotive repair shop. The site would include an entrance along Green Street with a stub in the parking lot for connections to the north lot.

Jenna opened the floor for questions from the Board. Mr. Humphreys, Pabst and Doehrman had some questions. Jenna answered and clarified concerns the Board had.

The applicant Mr. Green, stepped up to the stand. He highlighted a bit of history and also explained what the business has to offer.

Board did not have any questions.

Motion: Scott Doehrman made a motion to **APPROVE** PSDP-23-14, seconded by Kent Fillinger, motion carried 6 In Favor/0 Opposed/0 Abstained.

E. OLD BUSINESS

- 1. None

F. CONTINUED PUBLIC HEARINGS

- 1. None

G. NEW PUBLIC HEARINGS

1. None

H. COMMUNICATIONS AND COMMITTEE REPORTS

1. None

I. ADMINISTRATIVE FILINGS


1. CPSP-23-12 KID CITY DAYCARE SECONDARY PLAT
2. CPSP-23-13 TRAILSIDE TOWNHOMES SECTION 2 SECONDARY PLAT

J. CASES FILED FOR FUTURE MEETINGS

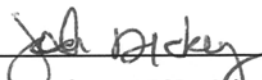
1. PCPP-23-10 MEIJER SUBDIVISION PRIMARY PLAT
2. PSDP-23-18 MEIJER DEVELOPMENT PLAN REVIEW
3. PSDP-23-16 BCSC TENNIS COURTS DPR
4. PSDP-23-17 REINBOLD DEVELOPMENT DPR
5. PCZT-23-3 WESTBRANCH PLANNED DEVELOPMENT DISTRICT TEXT AMENDMENT

K. ADJOURNMENT

Motion: Jeff Humphreys made a motion to **ADJOURN**, 6:36p.m.



Brett Scowden, President

ATTEST: 

Jodi Dickey, AICP, Administrator