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FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: April 12, 2013

Re: April 16 meeting notes

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SPA 1665 - Site Plan Amendment for Central Concrete. This plan is for a refueling tank, pump and canopy. The use is not open to the public, but for their private use. Gas stations for the public are to be in business zones. There will be no signs for the use, in line with it being private. Fishers has indicated that they will partner with Isabella Corporation and McQuirk Sand and Gravel to share the facility. This is a permitted use in the Industrial zone they occupy see Section 27.2.C – “water and gas tank holders,” . While I do not think there are any restrictions on using May Street, it is a new opening to the site that had only been using the Bradley street entrance off M-20. The engineer for the applicant indicated he had a discussion with the road commission, and it is a public road and they do not have a problem with a new driveway there. I do not have their write up at this point. I have discussed the site with the county engineer as it relates to Stormwater. He has determined that the area for concern is the Northern portion of the site, and a plan has been turned in. I would recommend approval with compliance with outside letters of review.

SPR 1670 – Leasing Office for Campus Crest Apartments. This use is on the Business portion of the Campus Crest Property. As a leasing office, it is a permitted use in B5 as an Office, see 23.2.A and 22.2.C. I note that these are “modular’s”. We have approved them in the past for offices, Burch Tank and the International RV office on Pickard. I would like you to have the applicant submit a landscape plan for my approval. I do not have the outside letters as of today, the transmittal cover letters from the applicant are included in the packet.

Sidewalks- They are provided on Chandler from the apartment section to Isabella Rd. They do not show them on Isabella frontage. I have spoken to the owner about granting easements over the easterly 12’ of the entire property so that when we do the planned 8’ sidewalks for the next phase of our sidewalk assessment district. If it is your desire is to require them at this time, they need to be 8’ wide.

SPR 1676 - Campus Crest Apartments. We have looked at this plan before, and it has changed very little. It has been designed to meet our requirements. I recommend approval contingent on MPFD, ICRC and Drain Office requirements.