

City of Sunbury
Planning and Zoning Commission
March 27, 2023

Call to order- Mayor Joe St. John called the Sunbury Planning and Zoning meeting to order at 6:30 p.m. on March 27, 2023. The meeting started with a moment of silent prayer and the pledge of allegiance.

Roll Call- Those answering roll call: Joe St. John, Cindi Cooper, Debra Miller, Joe Gochenour, John Lieurance. Rick Ryba was absent Also, present Solicitor Vic Whitney, City Engineer Dan Whited, City Administrator Steve Pyles and Zoning Officer Alex Nelisse-Blankenship.

Planning and Zoning Commission Elections and Rules

Mr. Whitney went over the charter and the commission elections and rules.

Mrs. Miller asked for clarification on the rules pertaining to section b, regarding holding another office or employment with the municipality. Mr. Whitney answered all the questions she had.

Motion by **Cooper**, seconded by **Miller** to adopt the Planning and Zoning Commission rules, Upon Roll, 5 Yeas

Election of Chair and Vice Chair

Motion by **Gochenour**, seconded by **Lieurance** to appoint Mayor St. John as Chair to the Planning and Zoning Commission, Upon Roll, 5 Yeas

Motion by **Gochenour**, seconded by **St. John** Rick Ryba as Vice Chair to the Planning and Zoning Commissions, Upon Roll, 5 Yeas

Commission Review – Ravines at Meadow Ridge - Preliminary Plat

Mike Reese spoke on behalf of the applicant; he thanked the Commission and staff for their work on this project. The project is in the preliminary plat stage.

Mr. Whited spoke to the applicants and the Commission, he went over the project and answered questions and addressed concerns with the Commission.

Mrs. Miller asked about the divergences, Mr. Whited advised that these were previously approved divergences.

Motion by **St. John**, seconded by **Cooper** to approve the preliminary plat for the Ravines at Meadow Ridge Upon Roll, 4 Yeas and 1 no.

Commission Review – 130 Burrer Drive - Major Site Plan

Mr. Bogenfire went over the proposed site plan for the commercial building located at 130 Burrer Dr. He went over the proposed materials and updates to the driveways. They are looking at making a brick-based building with bronze trimming.

Mr. Whited thanked the applicant for the detailed presentation, he stated the only issue that remains is the storm water. Recommendation for approval with the conditions.

City of Sunbury
Planning and Zoning Commission
March 27, 2023

Mr. Gochenour asked about the upgrades that will be taking place to the North elevation, and if those same upgrades will carry over to the south elevation of the building so it will match.

Mrs. Miller asked if it would be possible to add brick to the south elevation to tie in the building so it looks more cohesive. Mr. Bogenfire went over this and thinks this is something that can be added in to give the building a more cohesive look.

Motion by **Cooper**, seconded by **Miller** to approve the proposed site plans for 130 Burrer Drive, pending engineering and staff approval. Upon Roll, 5 Yeas, Approved.

Commission Review – Sunbury Meadows and Peacock Drive - Major Commercial Site Plan, Including New Commercial Building

Mr. Harrington went over the updates that were made to the proposed site plan and discussed with Mr. Whited who advised that most of the engineering, Mr. Whited is not comfortable giving approval until there is a traffic study done on the right in, right out way. Mr. Whited also went over the details that will need to be discussed about the drainage but that is expected. He advised that if the commission is inclined to approve it with the conditions of the addition of the right in right out.

Mr. Whited went over the engineering aspects of the plan, such as parking spaces, detention, dumpster pad location, and drainage.

Mrs. Miller asked for clarification on the directions for the elevations. She asked the plans be updated to show the correct directions of the front doors. She also asked about the two access roads on Peacock Drive and if there was a need to have two of those. The applicant explained this would make it easier to keep congestion at a minimum.

Motion by **St. John**, seconded by **Miller** to approve the proposed commercial site plans pending engineering, Legal review and a commitment from the applicant to make the access on the private drive a right in, right out. Upon Roll, 5 Yeas, Approved.

Visitors

There were no visitors that wished to speak.

Motion to Approve Minutes

Motion by **Gochenour**, seconded by **Miller**, to approve the February 27, 2023, minutes. Upon roll 4 yeas, Lieurance abstained. Minutes passed.

Zoning Report

Mr. Nelisse-Blankenship went over the zoning reports, warnings that were given out, phone calls about annexation and he went over the meeting that took place with New Albany.

City of Sunbury
Planning and Zoning Commission
March 27, 2023

Mrs. Miller asked about the retention schedule for planning and zoning, and when it was last updated. This was discussed and will be looked at.

Discussion/New Business

Next Meeting Date: April 24th, 2023

Adjournment

Motion to adjourn by **Mayor St. John**, seconded by **Cooper**. Upon roll, 5 yeas, meeting adjourned.