

*APPROVED on March 3, 2016*

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, February 11, 2016**

**Call to Order**

The February 11, 2016 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:02 p.m. by Chairman Rick Smith in the Council Chambers of the Wilmington City Hall.

**Roll Call**

Upon Roll Call by the Clerk the following members answered "Here" or "Present":

Commissioners R. Smith, Cripe, Buza, Clennon and Humphries

**Commissioners Absent**

C. Smith, Duffy, Tryner

**Quorum**

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

**Other Officials in Attendance**

Also in attendance were the City Administrator Tony Graff, City Engineer Colby Zemaitis and Executive Secretary Joie Ziller

**Approval of Minutes**

Commissioner Clennon made a motion and Commissioner Buza seconded to approve the December 3, 2015 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

**AYES: 5** R. Smith, Cripe, Buza, Clennon and Humphries

**NAYS: 0**

The motion carried.

**Public Hearing**

**Preliminary Plat & Final Plat Review-Ridge Logistics Center Phase 5 (Project Phoenix)**

Commissioner Buza made a motion and Commissioner Humphries seconded to open the public hearing at 5:06 p.m.

Upon roll call, the vote was:

**AYES: 5** R. Smith, Cripe, Buza, Clennon and Humphries

**NAYS: 0**

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The motion carried.

Tim Stuchly, representing Ridge Logistics Center reviewed the plat, both preliminary and final, with the Commission. Project Phoenix is 378,300 square foot distribution facility located just south of Lorenzo Road and north of Design Road. City Engineer Zemaitis informed the Commission that he reviewed the preliminary and final plat and has no concerns and everything meets the criteria.

Rich Ragan questioned how far down will Kavanaugh Road be closed. Tim Stuchly indicated that it will be closed to Design Road.

Tim Buck questioned where the detention water will go. Brad Moore, Engineer for Manhard stated that the storm water will discharge to the Buck ditch to the northwest.

Janet Cherback asked if there will be any walking/bike trails for the residents. Tim Stuchly that initially there was plan to carry the trail all the way Design Road but it was determined by the City Council that with it being an industrial park mixing in bike riders and walkers was not a good idea so it was eliminated. Administrator Graff concluded that in the master plan there may be trails added along the boulevards (Graaskamp & Ridge Way) but not on the secondary roads (Design).

Commissioner Humphries made a motion and Commissioner Buza seconded to close the public hearing at 5:23 p.m.

Upon roll call, the vote was:

**AYES:** 5 R. Smith, Cripe, Buza, Clennon and Humphries

**NAYS:** 0

The motion carried.

**Public Hearing**

**Text Amendment to the Code of Ordinances Chapter 150 Ordinance-Article 2, 150.19, Site Plan Review for Multifamily, Residential, Commercial and Industrial Development**

Commissioner Clennon made a motion and Commissioner Humphries seconded to open the public hearing at 5:24 p.m.

Upon roll call, the vote was:

**AYES:** 5 R. Smith, Cripe, Buza, Clennon and Humphries

**NAYS:** 0

The motion carried.

City Administration Graff explained the proposed text amendment for site plan review to the Commission. This amendment will remove the review of site plans by the Planning & Zoning Commission. The Commission will still review site plans for PUD that fall under I4 and I5 zoning.

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Commissioner Cripe made a motion and Commissioner Buza seconded to close the public hearing at 5:29 p.m.

Upon roll call, the vote was:

**AYES:** 5 R. Smith, Cripe, Buza, Clennon and Humphries

**NAYS:** 0

The motion carried.

**Review/Approve Preliminary Plat & Final Plat Review-Ridge Logistics Center Phase 5 (Project Phoenix)**

Commissioner Buza made a motion and Commissioner Humphries seconded to recommend that the City Council approve the Preliminary Plat & Final Plat Review-Ridge Logistics Center Phase 5 (Project Phoenix)

Upon roll call, the vote was:

**AYES:** 5 R. Smith, Cripe, Buza, Clennon and Humphries

**NAYS:** 0

The motion carried.

**Review/Approve Text Amendment to the Code of Ordinances Chapter 150 Ordinance-Article 2, 150.19, Site Plan Review for Multifamily, Residential, Commercial and Industrial Development**

The Commission reviewed this amendment. Commissioner R. Smith expressed his concerns that by removing the P&Z Commission review process we are taking away one platform of public comment. Administrator Graff stated that under letter G the City Council will still approve site plans at a public meeting which will allow for public comment. The general consensus of the Commission is that they would like to remain in the loop but understand that the final decision is up to City Council. Upon further discussion, the following motion was made.

Commissioner Humphries made a motion and Commissioner Clennon seconded to recommend that the City Council approve the proposed Text Amendment to the Code of Ordinances Chapter 150 Ordinance-Article 2, 150.19, Site Plan Review for Multifamily, Residential, Commercial and Industrial Development

Upon roll call, the vote was:

**AYES:** 0

**NAYS:** 5 R. Smith, Cripe, Buza, Clennon and Humphries

The motion failed.

**Site Plan Review & Approval – Ridge Logistics Center Phase 5 (Project Phoenix)**

The Commission reviewed the report as prepared by City Planner Phil Stuepfert and City Engineer Colby Zemaitis. This report will be attached to the final version of these minutes for

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future reference. Project Phoenix representative Jessica Stoja informed the Commission that the project will create about 75 job opportunities and recruitment is expected to begin in July. Ms. Stoja stated that at this time the identity of the company is not being made public.

Commissioner Buza made a motion and Commissioner Clennon seconded to recommend that the City Council approve the proposed site plan for Ridge Logistics Center Phase 5 (Project Phoenix)

Upon roll call, the vote was:

**AYES: 5** R. Smith, Cripe, Buza, Clennon and Humphries

**NAYS: 0**

The motion carried.

**Review & Approve 2016 City of Wilmington Zoning Map**

Commissioner Buza made a motion and Commissioner Humphries seconded to table the review of the 2016 Zoning Map until the March 3, 2016 meeting.

Upon roll call, the vote was:

**AYES: 5** R. Smith, Cripe, Buza, Clennon and Humphries

**NAYS: 0**

The motion carried.

**Announcement**

Chairman Rick Smith announced that he is retiring from the Planning & Zoning Commission effective April 1, 2016.

**Adjournment**

Motion to adjourn the meeting made by Commissioner Cripe and seconded by Commissioner Clennon. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on February 11, 2016 adjourned at 6:07 p.m.

*The next Planning and Zoning meeting is scheduled for March 3, 2016.*

Respectfully submitted,



Joie Ziller  
Executive Secretary