

*APPROVED on October 20, 2016*

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
Wilmington City Hall  
1165 South Water Street  
Thursday, September 8, 2016 at 5:00 PM

**Call to Order**

The September 8, 2016 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:26 p.m. by Deputy City Clerk Joie Ziller 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 Clennon, Kulpa, Tryner, Wysocki

**Commissioners Absent**

Smith, Humphries, Jones

**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, Attorney Scott Nemanich, City Planners Carrie Hansen & Mike Schoppe of Schoppe Design Associates, Inc., City Engineer Colby Zemaitis and Deputy City Clerk Joie Ziller

**Elect Pro-Tem Chairman**

Commissioner Clennon made a motion and Commissioner Kulpa seconded to elect Commissioner John Tryner as Chairman of tonight meeting.

Upon roll call, the vote was:

**AYES:**     4   Clennon, Kulpa, Tryner, Wysocki

**NAYS:**     0

The motion carried.

**Approval of Minutes**

Commissioner Clennon made a motion and Commissioner Kulpa seconded to approve the June 2, 2016 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

**AYES:**     2   Clennon, Kulpa

**NAYS:**     0

**PASS:**     2   Tryner, Wysocki

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The motion carried.

**Public Hearing**

**Preliminary & Final and Site Plan for a 1,507,545 sq.ft. Building**

**Location:** East of Ridge Way at Tower Road  
**Petitioner:** Ridgeport Partners III, LLC  
**PIN:** 03-17-16-200-016-0000, 03-17-400-010-0000 and  
03-17-16-400-011-0000

Commissioner Clennon made a motion and Commissioner Kulpa seconded to open the public hearing at 5:30 p.m.

Upon roll call, the vote was:

**AYES:** 4 Clennon, Kulpa, Tryner, Wysocki

**NAYS:** 0

The motion carried.

The Deputy City Clerk confirmed that the public hearing notice was published on August 24, 2016 (not less than 15 days and not more than 30 days) accordingly and made part of the record.

Carrie Hansen, City Planner informed the Commission that the applicant is requesting Preliminary & Final Plat and Site Plan approval for the subject site to allow for the construction of a 1,507,545 square foot office/warehouse building with associated parking, truck docks, and site detention. The subject property consists of three parcels totaling 96.12 acres located between Ridge Way and I-55 south of Lorenzo Road and the Petro site, presently zoned I5 Planned Industrial Development. Ms. Hansen's report will be included with the approved version of these meeting minutes for future reference. Colby Zemaitis, City Engineer also reviewed his staff report which will also be included with the approved version of these minutes, with the Commission. City Engineer Zemaitis finds the data as submitted to be satisfactory. In addition, City Attorney Nemanich has reviewed the final plat, as submitted, to be satisfactory.

No other public comments were made.

Commissioner Clennon made a motion and Commissioner Kulpa seconded to close the public hearing at 6:04 p.m.

Upon roll call, the vote was:

**AYES:** 4 Clennon, Kulpa, Tryner, Wysocki

**NAYS:** 0

The motion carried.

**Commissioner Review, Approval & Recommendation of the Preliminary Plat, Final Plat and Site Plan as submitted by Ridgeport Partners III, LLC**

After some discussion, the Commission made the following motion:

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Commissioner Kulpa made a motion and Commissioner Wysocki seconded that they approve the Preliminary Plat and Final Plat as submitted and recommend that City Council approve the Preliminary Plan and Final Plat at their September 8, 2016 Special City Council meeting.

Upon roll call, the vote was:

**AYES:**        4    Clennon, Kulpa, Tryner, Wysocki

**NAYS:**        0

The motion carried.

Commissioner Wysocki made a motion and Commissioner Kulpa seconded that they approve the Site Plan as submitted and recommend that City Council approve the Site Plan at their September 8, 2016 Special City Council meeting.

Upon roll call, the vote was:

**AYES:**        4    Clennon, Kulpa, Tryner, Wysocki

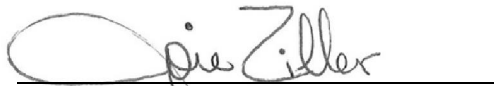
**NAYS:**        0

The motion carried.

**Adjournment**

Motion to adjourn the meeting made by Commissioner Clennon and seconded by Commissioner Kulpa. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on September 8, 2016 adjourned at 6:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joie Ziller". The signature is written in black ink and is positioned above a horizontal line.

Joie Ziller  
Deputy City Clerk