

**5.04: Public Hearing: Consider Request for Site Plan Review and Variance to the Front Yard Setback on the Property Located at 6815 McKinley Street NW; Case of Sharp & Associates LLC**

**Public Hearing**

Chairperson Levine called the public hearing to order at 8:21 p.m.

**Presentation**

Associate Planner/Environmental Coordinator Anderson presented the staff report stating the applicant is proposing an 11,659 square foot addition to the south elevation of an existing building located at 6815 McKinley Street. The addition will accommodate warehousing needs for Cullinan Rigging, which currently operates on this site. The addition meets all required setbacks except for the thirty-five (35) foot front yard setback. He explained the applicant was requesting a 13-foot deviation along McKinley Street. The variance requirements were reviewed in detail along with the business being conducted on this site. It was noted the triangular lot shape was unique. Staff reviewed the site plan further with the Commission and recommended approval of the variance to the front yard setback and site plan.

**Citizen Input**

Dennis Sharp, Sharp & Associates, discussed the equipment hauling that took place on this property, along with how traffic flowed in and out of the site. He then thanked the Commission for considering his request this evening.

Commissioner Field understood the business needed to expand. He questioned if other design plans were reviewed.

Mr. Sharp stated the property to the north was contacted to see if additional property could be purchased. The northern property owner was not in favor of this option. For this reason, the addition was being proposed as is to meet the growing needs of the business.

Motion by Commissioner VanScoy, seconded by Commissioner Field, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Field, Bauer, Brauer, Maul, and Nossen. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 8:36 p.m.

**Commission Business**

Commissioner VanScoy supported the addition stating it would fit well into the neighborhood.

Commissioner Field agreed.

Motion by Commissioner Bauer, seconded by Commissioner Field, to adopt Resolution #13-06-100 approving Findings of Fact #0913.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Field, Brauer, Maul, Nossen, and VanScoy. Voting No: None. Absent: None.

Motion by Commissioner Bauer, seconded by Commissioner Field, adopt Resolution #13-06-101 approving the Variance to the Front Yard Setback.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Field, Brauer, Maul, Nossen, and VanScoy. Voting No: None. Absent: None.

Motion by Commissioner Field, seconded by Commissioner VanScoy, to recommend that City Council approve the Site Plan contingent upon compliance with the Staff Report dated May 31, 2013.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Field, VanScoy, Bauer, Brauer, Maul, and Nossen. Voting No: None. Absent: None.

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