

**INVOCATION:** Liz Estes, City Clerk

**PLEDGE OF ALLEGIANCE TO FLAG:** Chairman Darrin Brock

**CALL TO ORDER:** Chairman Darrin Brock called the Planning Commission Meeting to order at 6:00pm. An attendance sheet was included for visitors.

**Roll Call:** Frank Mocivnik, Tony Kaczoroski, Brian Clark, James Walker, Michael Phillips, Chase Henrichs and Darrin Brock. We had quorum.

**Approval of Minutes:**

**Motion to approve Minutes of January 18, 2024 as written.**

**Motion:** Commissioner Mocivnik

**Second:** Commissioner Kaczoroski

**Vote Aye:** Mocivnik, Kaczoroski, Phillips, Clark, Walker, Brock

**Vote Abstain:** Henrichs

**Vote Nay:** None

**Motion to approve Minutes of January 18, 2024 as written approved.**

**Public Forum:** Open: 6:02pm Close: 6:02pm

**Old Business:** None

**New Business:**

**A – QUALITY MILLWORK CONDITIONAL USE PERMIT - 121 S. LINCOLN ST. - PARCEL 12-00271-000 AND PARCEL 12-00267-001**

Proposed use of this location is for continued production / manufacturing of building products which include: Architectural Profile Molding, Custom Stair Parts, Pre-Hanging Interior and Exterior Doors, Manufacturing Custom Stile and Rail Doors and Warehousing Imported Building Products for Distribution and Retail. Current hours of Operation are 7:30am – 4:30pm, Monday – Friday; Current building on site will be used for indoor manufacturing, production and warehouse. Outdoor areas are for parking. Immediate plans are to extend current structure by 15,000 square feet. Long term plans are to add structures to support warehousing and retail.

**Public Hearing: Open: 6:04pm Close: 6:04pm**

**Motion to approve Quality Millwork - Conditional Use Permit.**

**Motion:** Commissioner Mocivnik

**Second:** Commissioner Phillips

**Vote Aye:** Walker, Phillips, Mocivnik, Brock, Kaczoroski, Clark, Henrichs

**Vote Nay:** None

**Motion to approve Quality Millwork - Conditional Use Permit approved.**

**B – TACO BELL – LARGE SCALE DEVELOPMENT -W MONROE AVE – PARCEL 12-00229-026.**

Jessica Pearson presented the Large Scale Development plan and agreed to pay fee in lieu of detention.

**Motion to approve Taco Bell – Large Scale Development.**

**Motion: Commissioner Phillips**

**Second: Commissioner Walker**

**Vote Aye: Walker, Phillips, Mocivnik, Brock, Kaczoroski, Clark, Henrichs**

**Vote Nay: None**

**Motion to approve Taco Bell – Large Scale Development approved.**

**C – WORKMAN’S TRAVEL CENTER – LARGE SCALE DEVELOPMENT – 898 W MONROE AVE – PARCEL 12-001188-013**

Taylor Lindley, Crafton Tull, presented the Large Scale Development plan which is to expand the Workman’s Travel Center parking area by 26 additional stalls.

**Motion to approve Workman’s Travel Center – Large Scale Development.**

**Motion: Commissioner Henrichs**

**Second: Commissioner Kaczoroski**

**Vote Aye: Mocivnik, Phillips, Walker, Brock, Clark, Kaczoroski, Henrichs**

**Vote Nay: None**

**Motion to approve Workman’s Travel Center – Large Scale Development approved.**

**Planning Staff Items: Next PC Meeting 02-22-24**

**Discussions:** None

**Adjourn made by Commissioner Henrichs and second by Commissioner Phillips. All were in favor. Meeting adjourned at 6:09 pm.**

**ATTEST:**

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**Elizabeth Estes, City Clerk**

**APPROVED:**

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**Darrin Brock, Chairman**