

**MEETING MINUTES
MAPLEWOOD PLAN AND ZONING COMMISSION
SEPTEMBER 14, 2020**

CALL TO ORDER: The meeting of the Maplewood Plan and Zoning Commission was called to order by Chairman Sullivan at 7:00 p.m. via Zoom.

ROLL CALL: Present were members Dan Noonan, Pickett Lema, Kevin Sullivan, Donna Ratkowski, Emily Knippa, Mike Hummert and Jackie Robb.

APPROVAL OF THE AUGUST 3, 2020 PLAN AND ZONING COMMISSION MEETING MINUTES: Commissioner Noonan made a motion to approve the minutes, duly seconded by Commissioner Robb and was unanimously approved by the Commission.

PUBLIC PORTION FOR COMMENT: None.

#2020-7 – Review and recommendation of a request for a conditional use permit for a pizza restaurant at 7469 Manchester & 2653 Lyle. The Plan Commission reviewed and discussed the proposed restaurant. Cory King presented plans for the restaurant facility to the commission. Linda Oliver of 7544 Ellis asked if she could have copies of the plans for the restaurant, Anthony Traxler said he would email to her tomorrow. She also asked if 2653 Lyle was zoned commercial, Anthony Traxler said it was. Commissioner Noonan asked if the pizzas would be cooked on-site or at Elmwood, Cory King said they would be cooked on-site. Commissioner Hummert made a motion to approve the petition, seconded by Commissioner Noonan. Ayes, members Dan Noonan, Pickett Lema, Kevin Sullivan, Donna Ratkowski, Emily Knippa, Mike Hummert and Jackie Robb. Nays, none. Motion was approved with a vote of 7 ayes, 0 nays.

#2020-8 – Review and recommendation of a request to amend Planned Unit Development Ordinance #5104 to allow a car wash at 2301 & 2321 Maplewood Commons Drive. The Plan Commission reviewed and discussed the proposed car wash facility. Josef Hawley of CEDC provided a background of the project. Mace Nosovitch, owner of Tidal Wave Car Wash and Matt Garanglia discussed the plans for the car wash and mentioned that although the car wash is not a retail use, it would help nearby retail by bringing people to Maplewood Commons. Anthony Traxler said the highest and best use would be retail and Commissioner Hummert expressed concern that due to the current COVID situation the site could sit vacant for a long time. Anthony Traxler agreed this was a definite possibility and said this is a tough decision because neither option is optimal. Commissioner Lema said we need to look long term at this and preferred a retail use at this site and referenced the number of houses that were previously demolished to make room for the retail center. The commission discussed the concern about the site sitting vacant for a long time due to COVID in detail. Commissioner Hummert made a motion to approve the petition, seconded by Commissioner Noonan. Ayes, members Dan Noonan, Mike Hummert, Kevin Sullivan, Donna Ratkowski, Emily Knippa and Jackie Robb. Nays, Pickett Lema. Motion was approved with a vote of 6 ayes, 1 nay.

OTHER ITEMS TO BE CONSIDERED OR DISCUSSED: None.

ZONING ADMINISTRATOR'S REPORT:

There being no further business to come before the Commission, Commissioner Noonan motioned to adjourn the meeting, duly seconded by Commissioner Lema which was unanimously approved.