

**MINUTES  
CITY OF DELANO  
PLANNING COMMISSION  
Monday, October 13, 2008  
7:00 PM**

**1. CALL TO ORDER**

Paul Stansberry Chairman of the Planning Commission opened the regular meeting of the Delano Planning Commission of Monday, October 13, 2008, at 7:00 p.m.

**2. ROLL CALL**

**Members Present:** Paul Stansberry, Chairman  
Leon Zeug, Commissioner  
Lars Impola, Commissioner  
Howard Glas, Commissioner  
Jon Krieg, Commissioner  
David Kenison, Commissioner

**Members Absent:** Steve Williams Vice Chairman

**Also Present:** Holly Schrupp, Council Liaison  
Marlene E. Kittock, City Clerk  
Nate Sparks, Northwest Associated Consultants  
Wendy Biel, Recorder

**3. APPROVAL OF AGENDA**

Motion by Howard Glas, seconded by David Kenison to approve the agenda of the Delano Planning Commission of Monday, October 13, 2008 as submitted. Motion Carried 6-0.

**4. MINUTES**

**A. Minutes of the Planning Commission for September 8, 2008.**

Motion by Leon Zeug, seconded by Lars Impola to approve the minutes of Monday, June 9, 2008 with corrections noted by Jon Krieg. Motion carried 4-0-2, with Paul Stansberry and Howard Glas abstaining.

**5. PUBLIC HEARING**

There was none.

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**6. NEW BUSINESS**

**A. Consider request from Sil Pro to approve building improvements in conjunction with site improvements.**

Nate Sparks, representing Northwest Assoc. Consult., reviewed the request from Paul Meyer Architects representing Precision Properties LLC (Sil-Pro., Inc), seeking site and building plan review for a building addition and parking lot reconstruction / addition. The proposed project includes the demolition of the existing pavement and construction of a 16,224 square foot building expansion and parking lot accommodating up to 126 total spaces.

The proposed site plan does indicate a drive aisle that would range from twenty four (24) feet to thirty two (32) feet which is acceptable for ninety degree parking. Also, the applicant has exceeded parking stalls requirements from 120 spaces (as is required) to 126 total spaces.

The proposed applicant meets all requirements and setbacks in the I-2 District. The grading, drainage and utility plan is subject to review and approval by the City Engineer.

The new building expansion will measure approximately thirty (30) feet in height, which meets Ordinance requirements; also the exterior building materials described are found to be an acceptable exterior building material.

The lighting analysis submitted indicating location, number and details of lighting is compliant with Ordinance requirements. It is required that all site lighting be hooded and directed not to impact adjacent properties or streets.

The recommendation for Planning Commission is approval of the site and building plan review with the following conditions:

1. A revised landscape plan is required indicating the following:
  - A. Revised plan schedule indicating the quantity of each species proposed.
  - B. Delineated planting bed edges which define the plaza area adjacent to the proposed building expansion.
2. Retaining wall details must be provided which include any required fencing subject to the review and approval by the City Engineer.
3. All landscaped islands must be irrigated or contain curb cuts to allow sheet flow water to enter.

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4. The grading, drainage and utilities are subject to the review and approval by the City Engineer.

Paul Stansberry introduced Paul Meyer, Paul Meyer Architects Inc, for any additional comments. The Commission questioned if the storm water pond shared by both properties would be effective. Mr. Meyer reviewed that the capacity of the storm water pond is completely capable of handling runoff from both properties. Mr. Meyer also agreed that the maintenance of the pond is the responsibility of both properties.

Lars Impola questioned the plans for landscaping west of the property. Mr. Meyer noted that there are native grasses and trees to the south of the property up to the storm water ponds as well as approximately 300 feet beyond up to the property line. Stansberry stated that the landscaping requirements for the property west of Sil Pro should be similar for Sil Pro to maintain continuity.

**Motion by Lars Impola, seconded by Howard Glas to approve the request from Sil Pro for building improvements in conjunction with site improvements; pending recommendations reviewed by Nate Sparks. Motion carried 6-0.**

- B. Consider RESOLUTION (PC-05-01) that the vacation of drainage and utility easement located within King's Pointe Addition is consistent with the City's Comprehensive Plan.**
  - 1. Adopt RESOLUTION(PC-08-01) that the vacation of a drainage and utility easement located within Kings Pointe Addition is consistent with the City's Comprehensive Plan.**

Nate Sparks explained that the applicant had been approved in April of 2008 to increase the number of townhomes to two, six-unit townhomes. With this enlargement, the need has arisen to vacate the previously approved two, four-unit townhome perimeter drainage and utility easement. Easement vacation is needed to proceed with replatting. The recommendation is for the drainage and utility easement vacation to be consistent with the Comprehensive Plan.

**Motion by Lars Impola, seconded by Jon Krieg to adopt RESOLUTION PC-08-01 approving that the vacation of a drainage and utility easement located within Kings Pointe Addition is consistent with the City's Comprehensive Plan. Motion carried 6-0.**

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**7. OLD BUSINESS**

There was none.

**8. UPDATES AND FUTURE LAND USE DEVELOPMENT APPLICATIONS**

There was none.

**9. COMPLIANCE WITH COMPREHENSIVE PLAN**

There was none.

**10. ADJOURNMENT**

There being no further business to discuss the Regular Meeting of the Delano Planning Commission of Monday, September 4, 2008, was adjourned at 8:00 p.m.

**Motion by Jon Krieg, seconded by Paul Stansberry to adjourn the Regular Meeting of the Delano Planning Commission of Monday, September 4, 2008.**

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**Paul Stansberry, Chairman**

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**Leon Zeug, Secretary, Secretary**

**ATTEST:**

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**Wendy Biel, Recorder**