

MINUTES
CITY OF WILMINGTON PLANNING COMMISSION MEETING
August 6, 2024

Wilmington City Planning Commission met in regular session on Tuesday, August 6, 2024, at 4:30 p.m. in Council Chambers, with Service Director Mike Crowe presiding.

CALL TO ORDER/ROLL CALL

Service Director Crowe called the meeting to order at 4:30 p.m.

Patrick Haley (Mayor)	Absent	Tony Thompson	Present
Michael Crowe (Service Director)	Present	Darrell Powell	Present
Jeff Earley (Park Board President)	Present	Ellen Hill	Present
		Delmas King Jr	Present

Staff Present: Samantha Ison, Clerk of Planning Commission; Drew DeMarsh, Clinton County Regional Planning;

EXCUSE ABSENT MEMBERS

Powell moved to excuse the absent member. Hill seconded the motion. The members unanimously agreed. Absent member excused.

APPROVAL OF MINUTES

Earley moved to approve the July 2 minutes as presented. Powell seconded the motion. The members unanimously agreed.
July 2 minutes approved.

Site Plan Review

Property Owner:	David Nader
Address:	Parcel 290170303A00100
Agent:	Sylvie Germana, Walter Barineau
Zoning:	SC (Suburban Commercial)
Summary of Request:	Request for Site Plan Review for Waffle House

Walter Barineau with Waffle House represented the property owner and presented the site plan review request. Walter stated that the current plan shows full access on Rombach Avenue however the traffic study suggested a right-in right-out access and they plan to modify accordingly.

DeMarsh provided the staff report and stated that the proposed development is currently zoned Suburban Commercial, has 33 proposed parking spaces, full access on Rombach Avenue and full access in the rear of the lot. DeMarsh reiterated the traffic study findings and right-in right-out recommendation. DeMarsh provided an overview of City staff comments including the developer's need to fulfill the loading space requirement, modify their lighting to comply with code, and obtain a certificate of No-Hazard because the property is in the Airport Zoning District 3 overlay. DeMarsh stated that the Wastewater department will require the 6" lateral going to the manhole to be dropped inside the manhole pipe and will need to be strapped to the inside wall and stubbed out to channel. The stormwater department has a pending review of stormwater calculations. The water service should be a minimum of ten feet measured horizontally from the sewer lateral and the site will require a RPZ backflow. Those units must be installed indoors and there must be a shutoff valve ahead of the water meter.

DeMarsh provided a recommendation of approval contingent upon satisfying the comments of the City Engineer, Building & Zoning, Stormwater, and Wastewater departments.

Service Director Crowe opened the floor to public comment. No comment.

Powell moved to approve the site plan with a change from full access to right-in right-out access on Rombach Avenue and contingent upon satisfying the comments of City staff. Hill seconded the motion. The members unanimously agreed.
Site Plan approved with modifications and contingencies.

Site Plan Review

Property Owner:	Windsor 22 LLC
Address:	306 Grant Street
Agent:	Nathan Yuellig
Zoning:	TN (Traditional Neighborhood)
Summary of Request:	Request for Site Plan Review for Triplex

Nathan Yuellig presented the project. He informed Commission that the subject property on Grant St was previously a land bank property. The proposed triplex will consist of 3, 28’x 28’ units that are 784 sq ft. Yuellig stated that the Honda plant construction in Fayette County is driving housing interest within Wilmington. He presented the project to the Board of Zoning Appeals in June of 2023 and is ready to begin construction.

DeMarsh provided the staff report. The City Engineer has requested that an individual lot stormwater prevention plan be provided to show how the site runoff will be handled during construction and what erosion control measures will be necessary. The applicant will need to verify that stormwater runoff will not negatively impact neighboring properties. The applicant will need to remove the existing driveway apron on Grant St and replace with curb and new sidewalk. Any damaged or broken sidewalk on Grant St will need to be replaced. The sump/downspout that runs through the existing curblin will need to be moved from the curb line to the Right-of-Way line and abandoned in place or capped on the property to not be reused. Individual shutoff valves must be installed prior to each water meter pit. For wastewater, a 6” lateral will be required, and the owner is responsible for bringing it up to the City’s specifications.

DeMarsh provided a recommendation for approval contingent upon applicant satisfying all staff comments.

Yuellig stated that he is comfortable with all staff comments.

Discussion of parking spaces and on-street parking availability followed. Yuellig stated he would prefer 5 parking spaces over the 6 shown on the site plan.

Service Director Crowe opened the floor to public comment. No comment.

Hill moved to approve the site plan with 5 parking spaces instead of 6 and contingent upon satisfying staff comments. Powell seconded the motion. The members unanimously agreed. Site Plan approved with modifications and contingencies.

ADJOURNMENT

Seeing no further comments or discussions from those present, Mr. Crowe called for a motion to adjourn the meeting.

Hill moved to adjourn the meeting. King seconded the motion. Meeting adjourned at 4:49 p.m.

Chairperson

Clerk