



MINUTES

1. CALL TO ORDER

Greg Buckley called the meeting to order at 5:30 PM.

2. ROLL CALL

Present: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, and Adam Wachowski.

Also Present: Alex Muhl and Recording Secretary Adam Taylor.

3. ACTION ITEMS

A. Review of Site and Architectural Plan for the construction of a Taco Bell restaurant at 1803 Washington Street, submitted by Pacific Bells (applicant) and CEHOG I LLC (owner).

This item was tabled from the previous January 13, 2025, Plan Commission Meeting. The plans have been updated to address the previous concerns. The building has been shifted over 10 feet to the east, to allow for a better view of the mural. The drive through has been reduced to one singular lane and has shifted accordingly. The landscape plan has been revised to include more green space as well as plantings along both the eastern edge and the NW corner of the lot. There were previous concerns alluding to the exit onto Washington Street. The applicant explained that there is enough space for cars to queue before turning left, so that this won't be an issue. There are an estimated 46 vehicles an hour on site at the peak traffic hour. If this does become an issue in the future, it will be handled by the City Council. The plans also addressed the concerns of the Main Street Committee. The light poles are at a height of 23 feet and the trash operations will enter and exit onto 18th Street.

The City Council will be adding a condition to the Conditional Use Permit for the drive-through to define a deadline for the time allotted for a building permit to be approved.

A motion was made to approve the plan as presented.

Motion made by Wachowski, seconded by Inman.

Roll Call Vote:

Voting Yea: Buckley, Inman, Lee, Heckenlaible, Wachowski.

Voting Nay: Koach

Motion Carried

4. ADJOURNMENT

Motion to adjourn at 5:57 PM.

Motion made by Wachowski, seconded by Koach.

Respectfully submitted, Adam Taylor, Recording Secretary