

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, August 17, 2010 at 6:30 p.m.

PRESENT: Rick Fischbach, Katie Reiling, Jeff Meyer, Josh Thieschaefer

ABSENT: Doug Millaway

The meeting was called to order at 6:34 p.m.

**MINUTES OF APRIL 20, 2010 AND MAY 3, 2010**

***Motion by Rick Fischbach to approve the minutes as written, second by Katie Reiling, all in favor and carried.***

**VARIANCE—BLATTNER ENERGY**

***Motion by Jeff Meyer to open the public hearing, second by Rick Fischbach, all in favor and carried.***

Kevin Miller representing URS was present at the Planning Commission meeting to discuss the parking lot expansion and the need for another variance. The previous variance was to allow the coverage of 62.8%. The original plan was to get 71 stalls on the property for parking and they are now able to accommodate 73 stalls. The additional parking will accommodate the parking needs for the growing company. Blattner Energy will be adding onto the building within the next 2 years. The planning commission asked if the building could be expanded up instead of out. The building was not designed to accommodate another story. The impervious surface percentage of 70% would include the solar panels, the building expansion, and the parking lot stalls. The parking lot would be completed in 2010. Blattner Energy expanded the amount of water that the storm water pond holds. They raised the evaluation of the pond. Mr. Miller explained some of the landscaping that is used around the pond. The native prairie grass that is planted is associated with the LEED program because it does not need irrigation. The NPDES permit will be pulled as soon as the variance is approved. They will not be touching any utilities during this project--it is only a grading issue. There was a triangular piece of land that Blattner Energy purchased on the West side. By adding this piece of land this helped their impervious surface coverage stay a little lower. The Planning Commission questioned the one year time limit for all work associated with the variance. Amy will check into this and see if we can word the variance differently so they are able to complete the building expansion in the next two years.

***Motion was made by Rick Fischbach to close the public hearing, second by Josh Thieschaefer, all in favor and carried.***

***Motion was made by Rick Fischbach to recommend approval of the variance of 70% impervious surface coverage to the city council contingent upon the city engineer's review and verification of the plan. This variance would allow for a parking lot expansion, solar panel and building expansion to be complete. All work requiring a***

*variance needs to be completed within one year, second by Jeff Meyer, all in favor and carried.*

**Flood Plain Ordinance**

Hugh Knox was present at the planning commission meeting to talk about the Flood Plain Ordinance. As the city grows we are going to be increasing the impervious surface area. NOVA and FEMA have revised the flood maps. Hugh talked about the flood plain maps and the fact that Spunk Creek is in the annexation area. Undeveloped land on or around Lower Spunk Lake, Ochotto Lake, Waters Edge and Spunk Creek are in the flooding area. The issue for us is going to be the areas that are susceptible to flooding. If we do not have ordinances adopted and enforced that pertain to flooding in the city, the residents of Avon will not be able to buy into the federal flood insurance program or any disaster assistance. It is also Hugh's understanding that if we do not have this ordinance in place, we will not be able to participate in any type of federal or state emergency declaration or federal grants or loans. We have approximately 9 months to get this done and get an ordinance adopted. Jeff will talk to environmental services to see what he can find a flood plain ordinance and restrictions for development in the city. Jeff will talk to the county and see if he can get some sample ordinances and a map.

*Motion by Katie Reiling that the Planning Commission continues to work on the Flood Plain Ordinance and National Flood Plain Insurance Program at the next Planning Commission meeting, second by Josh Thieschaefer, all in favor and carried.*

*Motion by Rick Fischbach to close the meeting second by Josh Thieschaefer to adjourn the meeting at 7:40 p.m.*

Respectfully submitted,  
Amy Pogatchnik

NOTE: Steel roofing ordinance—find what other cities have and send to Josh Thieschaefer.