

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

August 17, 2021

6:00 P.M. - Council Chambers

Addison Town Hall, 5300 Belt Line Road

Present: Chair Eileen Resnik; Vice Chair Tom Souers; Commissioner Robert Catalani;
Commissioner Nancy Craig; Commissioner Denise Fansler; Commissioner John Meleky

Absent: Commissioner Chris DeFrancisco

Call Meeting to Order

Pledge of Allegiance

Regular Agenda:

1. Consider Action on the **Minutes from the July 20, 2021 Planning and Zoning Commission Meeting.**

Motion: Approval of the minutes as presented.

Moved by Commissioner Nancy Craig, Seconded by Vice Chair Tom Souers

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

2. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation Regarding an Ordinance Changing the Zoning on Property Located at 5290 Belt Line Road, Suite 104, which Property is Currently Zoned PD, Planned Development, through Ordinance O19-22, by Approving a Special Use Permit for a New Restaurant.**
Case 1835-SUP/Pressed Juicery.

Discussion:

Ken Schmidt, Director of Development Services, presented the staff report.

Commissioner Catalani inquired when the restaurant is anticipated to open. Mr. Schmidt shared that there were some internal challenges with the review process that resulted in Pressed opening under a Temporary Certificate of Occupancy, subject to successful completion of the SUP review process.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the request without conditions.

Moved by Commissioner John Meleky, Seconded by Commissioner Robert Catalani

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation Regarding an Ordinance Changing the Zoning on Property Located at 3765 Belt Line Road, which Property is Currently Zoned PD, Planned Development, through Ordinance 092-037, by Approving a Special Use Permit for a New Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1834-SUP/Wing Boss.

Discussion:

Ken Schmidt, Director of Development Services, presented the staff report.

Commissioner Meleky inquired about the patio/outdoor seating not being shown on the applicant's plan. Mr. Schmidt noted that outdoor seating was part of the previous tenant's concept. This applicant does not anticipate providing patio seating; however, staff found that it would be an appropriate option to carry forward given the ongoing pandemic conditions.

Commissioner Catalani asked when the anticipated date of opening would be and what are the planned hours of operation. The applicant, Louis D'Ambrosia, of Dickey's Capital Group, confirmed that they intend to open as soon as possible and typical hours would result in the restaurant not being open past 10 pm.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the request with the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage; and
- The Duck Donuts SUP Ordinance (O20-034) is repealed concurrent to the adoption of this SUP Ordinance.

Moved by Commissioner John Meleky, Seconded by Commissioner Denise Fansler

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

4. **Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation Regarding an Ordinance Changing the Zoning on a 1.24 Acre Property Located at 14999 Montfort Drive, from Local Retail (LR) to a Planned Development (PD) District with modified LR District Standards, and Approving a Special Use Permit for a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1832-Z/Loro Asian Smokehouse.

Discussion:

Ken Schmidt, Director of Development Services, presented the staff report.

Commissioner Meleky asked about the width of the proposed sidewalk on Montfort Drive. Mr. Schmidt confirmed the the proposed sidewalk is six feet in width.

Commissioner Craig requested information on the screening for the proposed smokers and wood stacks. Mr. Schmidt confirmed that the smokers would be screened by a CMU block facade and the smoker wood would be fully screened by a horizontal wood panel fence. Mr. Schmidt also confirmed that the smoker vent pipes would protrude above the CMU block facade.

Chair Resnik inquired if the primary entrance of the restaurant is on the north side. Mr. Schmidt responded that the entry is on the west side of the building.

Commissioner Catalani requested information on the square footage of the current building and construction timeline. Mr. Schmidt confirmed that the proposed restaurant will have more exterior space and comparable interior space to the previous restaurant use. Mr. Schmidt also confirmed that construction is planned to be completed in the late Spring of 2022.

Vice Chair Souers inquired about the ownership of the parking located to the north of the proposed restaurant. Mr. Schmidt confirmed that the same owner owns this lot and the lots to the north.

Chair Resnik opened the meeting as a public hearing.

Public Hearing:

Randy Barnett, representing the architect of the project, addressed the Commission.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the request with the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage; and
- SUP Ordinances 430 and 095-062, which are associated with former restaurant uses at this property, are repealed concurrent to the adoption of this PD rezoning and SUP Ordinance.

Moved by Commissioner John Meleky, Seconded by Commissioner Denise Fansler

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

5. Present, Discuss, and Consider Action on **Proposed Updates to the Planning and Zoning Commission Rules, Regulations, and Procedures.**

Discussion:

Ken Schmidt, Director of Development Services, stated that the changes that were requested by the Commission were made as discussed.

Motion: Approve the updates to the Planning and Zoning Commission Rules, Regulation, and Procedures.

Moved by Commissioner John Meleky, Seconded by Commissioner Denise Fansler

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

There being no further business before the Commission, the meeting was adjourned.