



## **PLANNING COMMISSION MEETING**

**Meeting Held in Person ONLY**

**Location: Wiley Middle School  
2181 Miramar Blvd.  
(next door to Board of Education)**

**7:00 P.M. MEETING**

**THURSDAY, OCTOBER 5, 2023**

### **ZOOM INFORMATION**

**Meeting ID: 871 1461 8778**

**Passcode: 131233**

### **PLEASE NOTE:**

**Planning Commission rulings are tentatively scheduled to be on  
the next City Council Agenda for Final Approval.**

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1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
4. AGENDA ITEMS FOR RECOMMENDATION TO CITY COUNCIL
  - A. Application from Drees Homes for the Approvals of Demolition of Existing House at 2649 Whiton and Site Plan of New Single-Family House Build (Homeowner: Sarah Harris and Josua Grodko)
  - B. Application from PEA Group – Site Plan Approval for the Construction of a New Chick-fil-A Restaurant with Drive-Thru at 14100 Cedar Road. Conditional to the following Variances.
    1. Variance from the requirement that all area within the required building and parking setbacks be landscaped. (See West site perimeter.) Code Section 1266.11(b) & 1274.03(c)
    2. Variance for Lot size of .85 acres, where the requirement is 3 acres and the lot is 2.15 acres. Code Section 1274.02(a)(1)
    3. Variance for Front setback of 9 feet required, where 75 feet is required and the building is set back 66 feet. Code Section 1274.02(b)
    4. Variance for Minimum landscape requirement variance of 20%, where 50% landscape coverage is required and 30% is shown on site plan. Code Section 1274.03(b)
    5. Variance for Maximum width of access points (entrances and exits) is 24 feet – (a) variance of 4 feet required for South access point where access point width is 28 feet; (b) variance of 1 foot required for North access point where access point width is 25 feet. Code Section 1274.04(h)
    6. Variance of 7 foot for radius at the edge of driveway apron, where radius of driveway apron is required to be 12 feet, and radius of driveway apron at North access point is 5 feet. Code Section 1274.04(h)

5. ADJOURNMENT