

Planning Commission Meeting
December 10, 2015
Verbatim Excerpt

SEA 87-L-012-02 – R JOUN ENTERPRISE LLC; ROLAND JOUN, TRUSTEE & MARIA JOUN, TRUSTEE

Decision Only During Commission Matters
(Public Hearing Held on December 9, 2015)

Commissioner Migliaccio: Thank you Mr. Chairman. Last night we held a public hearing on an SEA for a service station on Backlick Road in the Springfield CRD. Unlike most cases in Lee District, this application had speakers. While these speakers did not participate through the well-established Lee District community land use process, it does not discount the land use concerns they raised as a neighbor to the service station. My hope is that through the new development conditions before the Planning Commission, we are able to address many of those concerns. What we are not able to address is the sincerity of the applicant to follow through on these conditions or any past personal issues not land use related. The applicant is fully aware that his gas station is under scrutiny by his neighbor and is fully expected to live up to these development conditions. That is why the outdoor lifts, which have caused the greatest concern, are conditioned to only go in after all other development conditions listed in Phase One are implemented. Other conditions address the parking issue with new striping of spaces, signage directing customers to park onsite and not in adjacent lots, and the extra pavement on the site, will allow for a drive aisle to better circulate vehicles, provided all others are properly parked. I believe that this path forward is the best route to bring the applicant into compliance and to give all a so-called clean slate moving forward. The Lee District Land Use Advisory Committee also believes this and voted 19-0-1 to pursue this path. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 87-L-012-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 9, 2015, WITH THE FOLLOWING REVISIONS –

Chairman Murphy: Hold on a minute. Do you want to bring up the applicant?

Commissioner Migliaccio: After, Mr. Chairman, after I –

Chairman Murphy: Okay.

Commissioner Migliaccio: – read my revision; REMOVAL OF THE LAST SENTENCE IN CONDITION 12; REVISE CONDITION 13 TO STATE “THE DEVELOPMENT SHALL CONSIST OF TWO PHASES. PHASE I IMPROVEMENTS SHALL CONSIST OF THOSE IMPROVEMENTS LISTED IN DEVELOPMENT CONDITIONS 18, 19, 20, 21, 23, AND 28 BELOW. PHASE II SHALL CONSIST OF THE INSTALLATION OF TWO EXTERIOR AUTO LIFTS, AS SHOW ON THE SEA PLAT. PHASE II SHALL NOT BE CONSTRUCTED UNTIL ALL IMPROVEMENTS LISTED IN PHASE I HAVE BEEN COMPLETED. THE EXTERIOR AUTO LIFTS SHALL REQUIRE ANY APPLICABLE SITE PLAN AND PERMIT APPROVALS PRIOR TO THEIR INSTALLATION”; AND THE ADDITION OF THE FOLLOWING CONDITION: TO REDUCE NOISE LEVELS ASSOCIATED WITH ANY IMPACT GUNS FOR OUTDOOR VEHICLE SERVICE, THE EMPLOYEES OF THE

SERVICE STATION SHALL USE QUIET GUN IMPACT GUNS DURING OUTDOOR VEHICLE SERVICE.

Commissioner Sargeant: Second.

Commissioner Migliaccio: Thank you, and can I get the applicant to come down, please.

Roland Joun, Applicant: Yes, my name is Roland Joun.

Commissioner Migliaccio: Did you have a chance to read the development conditions and understand the development conditions that I just revised? And do you agree to abide by these?

Mr. Joun: Yes, I do.

Commissioner Migliaccio: Thank you.

Chairman Murphy: Would you state your name for the record please?

Mr. Joun: My name is Roland G. Joun. J-O-U-N.

Chairman Murphy: Thank you very much. That motion was seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to recommend to the board of supervisors that it approve SEA 87-L-012-02, subject to development conditions as amended tonight by Mr. Migliaccio, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.)

JN