

**Town of Tyrone**  
**Planning Commission Meeting Minutes**  
**September 22, 2016**  
**7:00 p.m.**

Present:

Chairman Wil James

Vice-Chairman Jeff Duncan

Commission Member Marlon Davis

Commission Member Carl Schouw

Commission Member David Nebergall

Planning and Zoning Coordinator Phillip Trocquet

Absent:

Attorney Patrick Stough

Commission Chairman James called the meeting to order at 7:02pm.

**Approval of agenda**

Commissioner Duncan made a motion to approve the agenda.

Commissioner Nebergall seconded the motion. Motion was approved 4-0.

**Approval of Minutes for August 25, 2016**

Commissioner Davis made a motion to approve the minutes.

Commissioner Schouw seconded the motion. Motion was approved 2-0.

**New Business**

1. Consideration of a Landscape Plan from applicant Steve Gulas at 154 Rockwood Road for A Abby Group. *Phillip Trocquet, Planning and Zoning Coordinator*

Mr. Trocquet presented the item. He stated that the property from applicant Steve Gulas and owner Mike Leedy is located in front of 154 Rockwood Road. He reported that the property is 3.5 acres, zoned M-2, the current use of the property is undeveloped, and the proposed use is a wholesale landscape supply company. Mr. Trocquet added that the general land use is consistent; the future land use designation is heavy industrial, that it is compatible with existing land uses, and that the project had been reviewed and approved by the Technical Review Committee (TRC). He ended by stating that staff recommends approval.

Chairman James called Mr. Steve Gulas to approach the Commission.

Speaking to Mr. Gulas, Vice-Chairman Duncan noted that he had reviewed the Construction Plans and had seen that the A Abby office building was to have a brick façade on portions of the building.

Mr. Gulas stated that the two visible facades of the A Abby office building would be brick and the rear side facing the railroad tracks would be steel. He noted that only the A Abby office building would be brick and that the Site One Supply building at 158 Rockwood Road would be all metal.

Vice-Chairman Duncan asked Mr. Gulas if the owner, Mr. Mike Leedy, would be willing to match the brick siding on the Site One Supply building with the A Abby office building.

Mr. Gulas noted that it was probably too late at this point to add a brick façade as the building is pre-engineered and likely already mostly constructed. He noted that an exception could be made as brick can be laid in front of metal siding. He stated that it is possible to build the brick up a few feet with a water table on top if the footing extended out far enough.

Vice-Chairman Duncan noted that a brick façade would increase the aesthetic appeal of the property.

Mr. Gulas noted that the decision for all metal siding was based off of economic factors and noted that Mr. Mike Leedy owns both the Site One Supply building at 158 Rockwood Road as well as the A Abby Group Office and Warehouse buildings at 154 Rockwood Road. He stated that Mr. Leedy was renting out the building at 158 Rockwood Road to Site One Supply and the lease rate was a function of the construction cost. Mr. Gulas then stated that the Site One Supply building was going to be generally attractive for an industrial building. He stated that the metal siding was to be painted 'fox grey' and would be a neutral color; the awning is to be a dark green color on the Site One Supply building and 'burned slate' on the A Abby buildings.

Vice-Chairman Duncan inquired as to whether or not the dirt road that went between the two properties down to Wayne Davis Concrete Company would be paved.

Mr. Gulas stated that the dirt road would likely be paved within the next two years. He also mentioned that Wayne Davis Concrete had sold the back half acre of the A Abby site to Mr. Leedy. He stated that there 'would be relationship for all that there' and that Wayne Davis would prefer to have paved concrete in that location.

Vice-Chairman Duncan stated his concern for the amount of dust that is built up as a result of the dirt road.

Mr. Gulas responded stating that the yard sprinkler system at both Site One Supply and A Abby would cut down on the amount of dust buildup.

Commission Member Davis made a motion to approve the landscape plan. Vice-Chairman Duncan seconded the motion. Motion was approved 4-0.

2. Consideration of a Landscape Plan from applicant Steve Gulas at 158 Rockwood Road for Site One Landscape Supply. *Phillip Trocquet, Planning and Zoning Coordinator*

Mr. Trocquet presented the item. He stated that the property from applicant Steve Gulas and owner Mike Leedy is located in front of 158 Rockwood Road. He reported that the property is 6 acres, zoned M-2, the current use of the property is undeveloped, and the proposed use is a wholesale landscape supply company. Mr. Trocquet added that the general land use is consistent; the future land use designation is heavy industrial, that it is compatible with existing land uses, and that the project had been reviewed and approved by the Technical Review Committee (TRC). He ended by stating that staff recommends approval.

Vice-Chairman Duncan inquired as to whether or not the Planning Commission would be reviewing the Construction Plans. Mr. Trocquet informed the Commission that Construction Plan review is a Building Department process that happens with SAFEbuilt.

Vice-Chairman Duncan made a motion to approve the landscape plan at 158 Rockwood Road. Commission Member Schouw seconded the motion. Motion was approved 4-0.

### **Old Business**

### **Staff Comments**

### **Commission comments**

### **Adjournment**

Vice-Chairman Duncan made a motion to adjourn. Commissioner Davis seconded the motion. The motion was approved 4-0. The meeting adjourned at 7:12 pm.

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Chairman, Wil James

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Planning & Development Coordinator, Phillip Trocquet