



Planning Commissioners Present: Justin Caporusso, Julie Hirota, Bruce Houdesheldt, Charles Krafka, David Larson

Planning Commissioners Absent: Krista Bernasconi (excused), Joseph McCaslin (excused)

Staff Present: Greg Bitter, Planning Manager  
Wayne Wiley, Associate Planner  
Marc Stout, City Engineer  
Michelle Sheidenberger, Assistant City Attorney  
Julie Pistone, Recording Secretary

**WELCOME**

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Hirota

**ORAL COMMUNICATIONS** None.

**CONSENT CALENDAR**

**IV-A. MINUTES OF APRIL 23, 2015.**

Chair Larson asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Larson asked for a motion to approve the CONSENT CALENDAR as listed.

**MOTION**

Commissioner Krafka made the motion, which was seconded by Commissioner Caporusso, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Krafka, Caporusso, Hirota, Houdesheldt, Larson

Noes:

Abstain:

Chair Larson recused himself due to the proximity of his place of business. He left the room.

Commissioner Houdesheldt is Acting Chair.

## **NEW BUSINESS**

### **V-A. MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION AND MAJOR PROJECT PERMIT (MPP) STAGE 2 – 240 CONFERENCE CENTER DR – THE FALLS EVENT CENTER (HIGHLAND VILLAGE) NCRSP PCL 40C – FILE # PL14-0538.**

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to amend the previously approved Highland Village site plan by replacing a 76,000 square foot four story hotel with a 15,224 square foot event center. The applicant also requests approval of a MPP Stage 2 for the building design and site landscaping. Applicant: Steve Lamb, Cartwright Engineers (Wiley)

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Chair Larson opened the public hearing and invited comments from the applicant and/or audience.

Applicant, John Neubauer, The Falls Event Center, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

#### Public Comment:

- None

#### Commission Discussion:

- What's the timing of having your first event? Construction drawings are ready to be submitted within the next week; and hopeful to break ground in September and open next spring at the latest.

Acting Chair Houdesheldt closed the public hearing and asked for a motion.

## MOTION

Commissioner Krafska made the motion, which was seconded by Commissioner Hirota, to adopt the two (2) findings of fact for the MPP Stage 1 Modification; approve the MPP Stage 1 Modification subject to three (3) conditions of approval; adopt the two (2) findings of fact for the MPP Stage 2; and approve the MPP Stage 2 subject to eighty-five (85) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Krafska, Hirota, Caporusso, Houdesheldt

Noes:

Abstain:

Chair Larson returned to the dias.

## **REPORTS/COMMENTS/COMMISSION/STAFF**

#### Reports from Planner:

- Planning Manager, Greg Bitter, stated there are meetings scheduled for June 25, July 9, & July 23 with a special meeting on July 16, 2015.

#### Commissioner Comments/Questions:

- Traffic concerns on the Bayside project as you head east to Hwy. 65 and turn left or make a U-turn near Alantown. Having better directional signage might help make a difference. Three months after the project is complete the traffic plan will be re-evaluated.
- Email from resident of the Mistywood neighborhood regarding landscaping that's dying and overgrown. Email has been forwarded to the Parks and Recreation Department.
- Any activity with the vacant parcels along East Roseville Parkway between Gibson Drive and Pleasant Grove Blvd.? Inquiries have been made but no applications have come in yet.
- What's going on with the exterior work at Hyatt Place on Gibson Drive? Minor repair work on exterior.
- How are things going with the traffic around the Costco gas station along Five Star Blvd.? Three months after the gas station opens the traffic plan will be re-evaluated.

- Praise for Jana Cervantes in Public Works, she was great to work with on the reconfiguring of Woodcreek Oaks Blvd., heading north, narrowing it down to one lane for the safety of the residents. Also, appreciation to Tara Gee in Parks & Recreation as they are moving forward with putting in a bathroom at Mel Hamel Park.

## **ADJOURNMENT**

Chair Larson asked for a motion to adjourn the meeting.

## **MOTION**

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Caporusso, to adjourn to the meeting of June 25, 2015. The motion passed unanimously at 7:24 P.M.