

Planning & Zoning Commission Special Meeting
Board of Zoning Appeals
December 21, 2023
12:00 PM

The planning commission members met on the above date and time in the commission chambers of Herington City Hall. In attendance were Karen Soliz, Rhonda Rice, Joshua Lawrenz, Janet Wade, Marcus Hawkes, City Manager Thatcher Moddie, Neighborhood Services Director James Masters, Maggie Eades and Deputy City Clerk Chanda Wilson.

The meeting opened with the pledge of allegiance.

Chair Marcus Hawkes called the meeting to order.

Janet Wade made a motion to approve the agenda, the motion was seconded by Karen Soliz and the motion passed 6-0.

Opened public hearing on variance request. There were no comments.

Closed public hearing on variance request.

There was a presentation of materials related to V4-2023-Cenex/Ampride adding more freezer space to the existing structure. A variance is needed due to setback regulations. Maggie Eades, from Ampride stated how the current freezer space is not enough for the needs of the business. The current area would be turned into a "beer cave cooler". The additional space would then be used more for food products with better access to the kitchen. Currently the city owns the parking spaces next to the building and has considered abandoning the property. There was discussion regarding the trash service/placement, the surrounding businesses and the rules for granting a variance. It was discussed about having an offsite freezer across the street on property Ampride owns. Maggie Eades stated how it would not be practical to build the freezer off site because staff are constantly needing to enter for the purpose of stocking etc. This would require staff to leave the building to get to the freezer. A concern was made about the proximity of the addition to the driving area behind the building. Vehicles might be more likely to hit the building. MS. Eades stated they can add caution poles outside of the new building.

Cynthia Naylor made a motion to grant the variance, seconded by Joshua Lawrenz. Motion passed 6-0. Janet Wade stated Aye with reservations.

Cynthia Naylor made a motion to adjourn. Joshua Lawrenz seconded, and the motion passed 6-0