

Memorandum

To: Board of Commissioners



Date: January 11, 2022
From: Ryan Fonzi, Director of Planning & Zoning
CC: Michael Turley, Interim Township Manager
Robert Robinson, P.E., Interim Township Engineer
RE: Kenny Ross Mazda Site Alterations

The Board of Commissioners approved plans for a new Kenny Ross Mazda dealership in March of 2021. The project is currently underway, however the owner has run into problems during construction. An existing gas line running the length of Hams Way is intruding into the development area for this site. If construction proceeds as approved, any excavation in this area on the western edge of the site will certainly damage the gas line.

The owner is requesting that the concrete curb is not installed along Hams Way to avoid the gas line. There are also a series of light poles that will interfere with the gas line as well. The owner would like to move these poles further into the site. Parking spaces in the immediate area will need to be shortened by 2 feet to accommodate the light poles. Since this is an inventory lot, and not for public use, this request is acceptable. The 24' aisle width will be maintained in this part of the parking lot.

Landscaping along Hams Way will need to be relocated as well. The applicant has shown more robust landscape islands on the north and south portions of the site to compensate. The overall percentage of landscaping is not changing and the applicant still proposes more greenery than is required by ordinance.

In addition to these alterations requested by the owner due to the gas line, he has two more requests. First is a small building addition on the western edge of the proposed building to house equipment that is larger than anticipated. The addition is 97sf in size and barely changes the building footprint. The dimensions are 7' x 14'. This addition does not create new impervious surface and does not protrude into the adjacent aisle way in the parking lot. The second request is the installation of a flag pole near the main entrance from State Route 30. The flag pole does not need separate permitting or approvals, the owner just wanted to make the Township aware.

Don Housley of KU Resources has reviewed the proposed changes and is in agreement with the applicant's revised drawings. All changes will be reflected on the as-built drawings when the project is complete.

At their January 10th, 2022 meeting, the Planning Commission recommended approval of these requested changes. These alterations include:

1. Eliminating the concrete curbing and landscape islands on the western edge of the site. The new paving will be flush with Hams Way and parking blocks will be added to each parking space along the roadway.
2. The landscaping will be relocated elsewhere on the site. The applicant is still proposing nearly 20% more landscaping on site than is required.
3. Light poles along Hams Way will be moved a few feet into the site to avoid disruption of the existing gas line.
4. Construction of a 97sf addition along the western side of the building to accommodate equipment.
5. The installation of a flag pole on the east side of the main entrance coming off of State Route 30 to sit on the site of the existing Subaru dealership.