

The first item, under **Public Hearing/s**, was to **Host a Public Hearing on a Special Land Use: Miscellaneous Business Establishment (Golf Simulator) for 20439 Mack Avenue.**

Planner Mangan provided an overview of the applicant's, Tyler Walker, special land use request for a golf simulator in the existing ~3,000 square foot single-story building at 20439 Mack Avenue. He intends to develop it as a Full Send Golf Simulator franchise location, which will offer members access to the largely unmanned business. The project will be a 24-hour, indoor golf simulator facility with four simulator bays.

Any clinics, instructional camps, small tournaments, and special events will be contained within the building. All on-site events will comply with the building's maximum occupancy of 20 individuals. There are nine dedicated parking spaces plus access to on-street metered parking. Exterior improvements are limited to signage, surveillance camera, and two controlled access security doors.

Tyler Walker, the applicant, provided an overview of the proposed business and answered questions from the commissioners.

MOTION by Schulte, seconded by O'Keefe, to open the public hearing.

Motion carried by the following vote:

YES: Ellis, Fuller, Hamborsky, Marx, O'Keefe, Schulte
NO: None
ABSENT: Fenton, Gilezan, Vitale

Chair Hamborsky opened the public hearing at 7:26 p.m.

No one from the public wished to speak in support of the Special Land Use.

No one from the public wished to speak in opposition to the Special Land Use.

MOTION by O'Keefe, seconded by Marx, to close the public hearing on the Special Land Use for 20439 Mack Avenue (Golf Simulator).

Motion carried by the following vote:

YES: Ellis, Fuller, Hamborsky, Marx, O'Keefe, Schulte
NO: None
ABSENT: Fenton, Gilezan, Vitale

Chair Hamborsky closed the public hearing at 7:27 p.m.

The next item, under **New Business**, was to **Consider the Special Land Use for 20439 Mack Avenue (Golf Simulator).**

Planner Mangan provided an overview of the McKenna's recommendation with conditions. The commissioners suggested an additional condition to review problems/issues that may arise within one year of operation.

MOTION by O'Keefe, seconded by Marx, that the Planning Commission recommend the Special Land Use for 20439 Mack Avenue (Golf Simulator) to City Council for approval, with the following conditions:

1. All doors and windows parallel to Mack Avenue are to remain uncovered at all times, to contribute to an active street presence.
2. Operational hours for special events, tournaments, camps, and clinics, are limited to traditional business hours as shared by similar establishments along Mack Avenue (between 9:00 am and 11:00 pm), to limit disturbance to adjacent residential properties.
3. Maximum occupancy is limited to 20 individuals, including participants, instructors, and visitors.
4. Applicant returns in one year to review problems/issues that may arise. Remedies could include limiting the hours or adding on-site staff.

Motion carried by the following vote:

YES: Ellis, Fuller, Hamborsky, Marx, O'Keefe, Schulte

NO: None

ABSENT: Fenton, Gilezan, Vitale

The next item, under **New Business**, is to **Consider the Site Plan for 20439 Mack Avenue (Golf Simulator)**.

Planner Mangan stated that any Special Land Use request requires a Site Plan review, and that McKenna recommends approval of the site plan.

MOTION by Ellis, seconded by Schulte, that the Planning Commission approve the Site Plan for an indoor golf simulator facility at 20439 Mack Avenue, subject to the resolution of the following items:

1. Special Land Use approval is granted by City Council (including conditions of that approval).
2. One of the rear dedicated parking spaces must be converted into an ADA parking space.

Motion carried by the following vote:

YES: Ellis, Fuller, Hamborsky, Marx, O'Keefe, Schulte

NO: None

ABSENT: Fenton, Gilezan, Vitale