

Town of Mundare
Municipal Planning Commission Minutes
April 23, 2013

Present C. Gargus, M. Greening, F. Rosypal, C. Rakchaev,

Secretary Colin Zyla,
Jane Dauphinee of Municipal Planning Services joined the meeting at 1:25 p.m.

Call to Order Chairman Gargus called the meeting to order at 1:10 p.m.

Adoption of Agenda

13/01 Rosypal: that the agenda be accepted.

Carried

Adoption of Minutes

13/02 Greening: that the minutes of December 13, 2012 be accepted.

Carried

Business (a) Development Permit Application 13/02

A development permit for a gas station at 5305 Sawchuk Street was presented.

Mubeen Ahmed was present on behalf of the developer.

Discussion took place over the MPC report

- the building setbacks meet the requirements of the LUB
- the sign meets the LUB requirements
 - Alberta Transportation does not have any requirements for the sign
- access to the property
 - Alberta Transportation approved the development
 - would like a clearly delineated access to Highway 855
 - would like access to Highway 855 to be one way
 - may require information from the engineer regarding safety at the intersection
 - entrance on Sawchuk street-exit onto 53 Avenue-safer
 - there should only be one access onto 53 Avenue
 - there is a crosswalk with lights across Sawchuk Street
 - will require a crosswalk across 53 Avenue
 - an updated traffic plan is required

- a preliminary drainage plan was provided
 - the property needs to drain to the SW corner
 - issues with drainage from Esso
 - a detailed drainage plan is required
- fuel tanks will be located at the back of the property
- updated plans showing the following are required before a decision could be made:
 - landscaping
 - number of parking stalls and sizes
 - width of driving lanes
 - one access to 53 Avenue
 - garbage collection location and screening

-short recess from 2:30-2:35 p.m.

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| 13/03 | <u>Rosypal</u> : that the meeting go in camera at 2:35 p.m. | Carried |
| 13/04 | <u>Rakchaev</u> : that the meeting come out of camera at 2:50 p.m. | Carried |
| 13/05 | <u>Rakchaev</u> : that the decision be table to a future meeting. | Carried |

Adjournment Chairman Gargus ~~MP~~ adjourned the meeting at 2:51 p.m.

cf. CS

Chairman

Clerk