MINUTES
Administrative Board of Appeals
February 23, 2015

MEMBERS PRESENT:
Ann M. O’Connor, Chair
David C. Levy, Vice Chair
Jim Weaver
Jose Lopez-Nuno
John R. Barrett, Alternate

MEMBERS NOT PRESENT:
Bode M. A. Labode
Marty Conboy, Alternate

STAFF PRESENT:
Michelle Peters, Law Department
Kevin Denker, Planning Department
Rikki Flott, Recording Secretary

ROLL CALL:
Ms. O’Connor called the meeting to order at 1:00 pm. The Board received as Exhibit 1 in each of this meeting's cases the contents of the City's file on each case.

Cases:

1.
15-02-006
Douglas Dreessen
Thompson Dreessen & Dorner
10836 Old Mill Road
Omaha NE 68154
REQUEST: Appeal Public Works Department denial of driveway permit
(RE: Anderson Food Shops, 140th Street & West Center Road)

Doug Dreessen, Thompson Dreessen & Dorner, Ray Anderson, Anderson Food Shops, and Ryan Haas, Public Works Department appeared before the Board. Mr. Haas stated that the main concerns were that the north driveway did not meet the 40 feet spacing requirement between adjacent driveways and that the second driveway to the south was not compliant with regulations. He added that the Department was not opposed to approval of the second driveway, if removable bollards were installed and removed for deliveries only.

Mr. Dreessen stated that the existing business operated for approximately 33 years at this location. He added that the new site plan included a new building, reduced driveways, and improved carwash with new technology.

In response to questioning by the Board, Mr. Haas stated that one issue was the proposed north driveway and the adjacent property driveway to the north had no separation as required. He added that new regulations needed to be met upon requests for particular improvements. Mr. Dreessen explained that the proposed driveways were smaller in width to meet regulations and that the new building was larger in area. He added that the existing building had 2 entrances, but the new building plan was for 1 entrance for improved employee safety. Mr. Anderson then explained to the Board that driveway safety issues were non-existent between the adjacent business to the north of his site and his business, and that the business to the north had approximately 4 driveways on their site allowing alternate exits.
Mr. Haas stated that installation of bollards at the south driveway accommodated the 300 feet stacking requirement. Mr. Anderson explained to the Board that the holding tanks would be relocated closer to the south entrance, with ample space for trucks to make deliveries. He added that safety has not been an issue to date with the existence of 2 driveways.

Mr. Dreessen explained to the Board that the request was for 2 driveways and that bollards accommodated the stacking at the carwash. Mr. Haas explained that driveway stacking standards were based on engineering studies and that queues varied depending on time of day, location and type of business. Mr. Anderson mentioned that upgraded technology would help expedite carwash traffic.

Motion to APPROVE by Mr. Weaver. Second by Mr. Barrett.

AYES: Barrett, Lopez-Nuno, Weaver, Levy, O'Connor

Motion carried 5-0. Appeal granted.

**ADJOURN:**

Motion to adjourn by Mr. Levy. Second by Mr. Weaver.

AYES: Barrett, Lopez-Nuno, Weaver, Levy, O'Connor

Motion carried 5-0. Meeting adjourned at 1:18 pm.