

## WHITEHALL PLANNING COMMISSION MINUTES SEPTEMBER 1, 2022

The Whitehall Planning Commission meeting of Thursday, September 1, 2022, was called to order by Chairman, Terry Anderson, at 6:30 p.m.

Chairman Anderson asked for a roll call.

Terry Anderson – Present  
Mike Brown – Present  
Denny Roberge – Absent  
Barb Blake – Present  
Jackie Plank – Present  
Jason Thomas – Absent  
Zach Woodruff – Absent

Chairman Anderson asked for a motion to excuse the absent members. Ms. Blake motioned. Ms. Plank seconded the motion. All voted in favor to **EXCUSE** the absent members.

Chairman Anderson asked for a motion to approve minutes from August 4, 2022. Mr. Brown motioned. Ms. Plank seconded the motion. All voted in favor to **APPROVE** the August minutes.

Chairman Anderson introduced **Case 847 – ORD. 054-2022, SPECIAL PERMIT** to allow an AUTOMOTIVE TOUCH-UP PAINT/MINOR AUTO REPAIR FACILITY, 1123.12(c)(5), on property located at 4629, 4645, and 4651 Poth Road, parcel 090-008260, owned by Magic Real Estate Holdings, LLC, and 181A, B, C, D, J, N, and P North Hamilton Road, parcel 090-000290, and owned by MGI-Midwest II, LLC. Thad Boggs, attorney with Frost Brown Todd, LLC, representing Magic Real Estate Holdings presented Case 847, along with Dave Miller, President, Magic Real Estate Holdings and Dent Magic. Thad gave a brief history of Dent Magic stating that Dent Magic began as a small company in 1997 having grown to 19 employees at this location. Due to business growth, they are requesting zoning compliance. Mr. Brown asked if new employees would be added at this location with business expansion. Mr. Miller stated the business is not currently expanding but that the company overall is expanding. Mr. Miller stated the bulk of Dent Magic's business is from the growth in used car business and rental vehicles – mostly Enterprise Rent-A-Car. Mr. Brown asked for the total square footage. Mr. Miller stated the two buildings on Poth Road total 12,000 sq ft, 6,000 sq ft each. The nine leased units behind are 1,200 sq ft each. Mr. Brown asked if there are plans to add new services. Mr. Miller stated Dent Magic plans to continue the same types of services. Mr. Miller stated vehicles with heavy damage are removed from the site, only working on vehicles with minor damage. Mr. Brown asked for clarification regarding

environmental issues regarding painting. Mr. Miller stated a new paint booth was added three years ago, totaling three paint bays with one double-wide bay with proper exhaustion. Mr. Brown noted the high amount of vehicles parked at the Dent Magic site. Mr. Miller stated that is due to insurance estimating process. Chairman Anderson asked Mr. Miller if there are plans to add signage or lighting. Mr. Miller stated he did not see a need to do so, as the majority of Dent Magic’s business is wholesale.

Kelsey Miller reviewed the staff report. Ms. Miller stated the total footprint is 8.393 acres. This property is zoned I-1, two parcels. The staff supports favorable recommendation.

Chairman Anderson asked for a motion to approve **Case 847**. Ms. Blake motioned to approve Case 847 – ORD. 054-2022, SPECIAL PERMIT. Mr. Brown seconded the motion. All members voted unanimously to **APPROVE** Case 847.

Chairman Anderson asked if there was any further business. There being no further business, Chairman Anderson asked for a motion to ADJOURN. Mr. Brown motioned. Ms. Plank seconded the motion. All members voted in favor to adjourn the meeting. The September 1, 2022, Planning Commission meeting adjourned at 6:41 p.m.

**APPROVED** \_\_\_\_\_, 2022, respectfully submitted,

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Terry Anderson, Chairman

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Lori Morton, Secretary