

PLANNING COMMISSION MEETING MINUTES

Tuesday, December 13, 2011 AT 7:00 P.M.

MEMBERS PRESENT: Dan Carter, Dave Pierce, Merle Parks, Sherri Neff, Craig Stephan and Jason Krone

MEMBERS ABSENT: Robin Neal

STAFF PRESENT: Don Slone, AICP, CFM, Planning Director
Terry Barlow, Departmental Administrative Assistant
Bill Legge, P.E., City Engineer

Chairman Parks called the meeting to order at 7:04 p.m. and asked for a roll call. Roll call is listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the October 25, 2011 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes as written with a second from Commissioner Stephan. Chairman Parks asked if there were any questions or comments concerning the minutes. Seeing none, he called for the vote. The motion passed unanimously.

NEW BUSINESS

Chairman Parks introduced **Item No. 2: Preliminary Plat: PT-11-100, "Canaan Center - Lot 10"**, 0.70 acre, one lot commercial subdivision, zoned C-2, General Business District. Requested by Wil Anderson, L.S., BHC Rhodes for Union Bank & Trust Company, property owners of record. The property is located at 10 N. 130th Terrace.

Chairman Parks disclosed that he had handled the foreclosure of this property for Union Bank & Trust but did not feel that would influence his decisions on this item.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval with the conditions listed in the Staff Report. The Planning Director gave the Planning Commission the background on the property that included the previous owner's actions in 2007 than rendered the property in violation of the Subdivision Regulations as well as State Law.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Wil Anderson, L.S., BHC Rhodes**, stated that his clients were in agreement with all the conditions listed in the Staff Report and he would be happy to answer any questions.

Chairman Parks asked if the applicant had any further comments. Seeing none he called for a motion. Commissioner Pierce made a motion to approve with the two (2) conditions listed in the Staff Report with a second from Commissioner Krone.

Chairman Parks asked if there were any further questions or comments from the Planning Commission. Seeing none he called for a vote. Motion passed unanimously.

Chairman Parks introduced **Item No. 3: Final Plat: PT-11-100, "Canaan Center - Lot 10"**, 0.70 acre, one lot commercial subdivision, zoned C-2, General Business District. Requested by Wil Anderson, L.S., BHC Rhodes for Union Bank & Trust Company, property owners of record. The property is located at 10 N. 130th Terrace.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions. The Planning Director again gave the Planning Commission all the background on the property that included the previous owner's actions in 2007 than rendered the property in violation of the Subdivision Regulations as well as State Law.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Wil Anderson, L.S., BHC Rhodes**, stated that his clients were in agreement with all the conditions listed in the Staff Report.

Chairman Parks asked if anyone in the audience had any questions. Seeing none he called for a motion. Commissioner Stephan made a motion to approve with the nine (9) conditions listed in the Staff Report with a second from Commissioner Carter.

Chairman Parks asked if there were any questions from the Planning Commission. Commissioner Stephan asked if the final plat is approved and filed, will that allow for the sale and development of Lot 10. The Planning Director stated yes.

Chairman Parks asked if there were any more questions from the Planning Commission. Seeing none he called for a vote. Motion passed unanimously.

The Planning Director stated that he will forward this item to the Governing Body on January 9, 2012 with a Planning Commission recommendation of approval and requests the Governing Body accept the dedication of easements as shown on the final plat.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 7:17 p.m.



Planning Commission Secretary