

**PLANNING COMMISSION MEETING MINUTES**  
**Tuesday, January 28, 2014 @ 7:00 p.m.**

**MEMBERS PRESENT:** Craig Stephan, Sherri Neff, Lew Kasselmann, Merle Parks, Jason Krone and Robin Neal

**MEMBERS ABSENT:** Dave Pierce

**PRESENT:** Don Slone, AICP, CFM, Planning Director

Chairman Parks called the meeting to order at 7:00 p.m. and asked for a roll call. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the December 17, 2013 Planning Commission meeting. Commissioner Neal made a motion to approve the minutes as written with a second from Commissioner Krone. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for a vote. The minutes were approved by unanimous vote.

**NEW BUSINESS:**

Chairman Parks introduced **ITEM NO. 2: Site Plan: ST-14-100, "Nettleton Manor Parking Lot Revision"** Requested by Brian Hill, P.E., MKEC Engineering for GP Nettleton LLC, property owners of record. The Site Plan is submitted in order to revise the existing parking in front of the High-Rise Senior Housing building to add nine (9) additional parking spaces which include four (4) additional handicapped spaces. The property is zoned C-1, Central Business District located at 111 E. Kump Avenue.

Chairman Parks asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of this item as listed in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Brian Hill, P.E., MKEC Engineering, Inc.,** for GP Nettleton LLC, property owners of record, stated that his clients are in agreement with Staff's Recommendations. He stated that he would be happy to answer any questions.

**Taylor Hunt, GP Nettleton LLC,** stated that they will be revamping the existing parking in two phases. Chairman Parks asked if the owners are in agreement with the listed conditions. Mr. Hunt stated that they were in agreement.

Chairman Parks noted that several Nettleton Manor residents were in attendance and asked if anyone wanted to address this item. **Ida Edson, Nettleton Manor resident** stated that she was very happy the new owners were addressing the parking issues on the site. **Teresa Jacobs, Nettleton Manor resident** spoke on the handicapped parking issues. She asked that they remove the two van accessible parking spaces and add two more spaces. Chairman Parks asked if she could guarantee that no one will ever move into Nettleton Manor that will need the van accessible spaces and she said she could not but restated there are none currently. The Planning Director stated that the engineers addressed the parking requirements in accordance with ADA requirements.

Chairman Parks asked if anyone else would like to address the Planning Commission. Seeing none he called for a motion. Commissioner Stephan made a motion to approve with the six listed conditions in the Staff Report. Commissioner Krone seconded the motion.

Chairman Parks asked if the Planning Commissioners had any further questions or comments. Seeing none he called for a vote. Motion passed 6-0.

Chairman Parks waited while the Nettleton Manor residents departed prior to introducing the next item.

**ITEM NO. 3: Site Plan: ST-14-101, "El Potro Mexican Cafe Patio Addition"** Requested by Scott Mosburg, Mosburg and Associates, property owners of record. The Site Plan is being submitted in order to construct a 336 square foot outdoor patio addition on 0.91 acres zoned C-2, General Business District located at 13035 Canaan Center Drive.

Chairman Parks asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of this item as listed in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Scott Mosburg, Mosburg and Associates**, stated that they were in agreement with the listed conditions and would be happy to answer any questions.

The Planning Commission discussed who had eaten at El Potro, how good the food was and hope it is a success. They also stated that they were very pleased the property is in use once again after two years of being vacant. They also asked about the signs as well as the human directional that were active on K-7 Hwy and Canaan Center Drive on Saturday. After a lengthy discussion of whom and what should move into the old Wendy's building, Chairman Parks asked for a motion. Commissioner Stephan made a motion to approve the site Plan for El Potro with the six listed conditions in the Staff Report. Commissioner Kasselmann seconded the motion.

Chairman Parks asked if the Planning Commissioners had any further questions or comments. Seeing none he called for a vote. Motion passed 6-0.

Chairman Parks asked if there was any further discussion. Seeing none, he adjourned the meeting at 7:37 p.m.



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Don E. Slone, AICP, CFM, Secretary