

**PLANNING COMMISSION MEETING MINUTES**  
**Tuesday, March 24, 2015 @ 7:00 p.m.**

**MEMBERS PRESENT:** Craig Stephan, Mark Yates, Sherri Neff, Lew Kasselmann, Merle Parks, Jason Krone, Lloyd Mesmer and Dave Pierce

**PRESENT:** Don Slone, AICP, CFM, Planning Director – Floodplain Manager

Chairman Parks called the meeting to order at 7:01 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 February 24, 2015 Planning Commission meeting. Commissioner Stephan made a motion to approve the minutes as written with a second from Commissioner Kasselmann. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for the vote. The minutes were approved by unanimous vote.

**NEW BUSINESS:**

Chairman Parks introduced **ITEM NO. 2: Zoning Ordinance Amendment: BSZP-125: “Board of Zoning Appeals”** A request by the Planning Commission to consider an amendment to the Zoning Ordinance, Article XXVI: Board of Zoning Appeals, Section 1: Appointments to consider the appointment of five (5) members of the Planning Commission to assume the duties of the Board of Zoning Appeals.

Chairman Parks opened the public hearing at 7:03 p.m. and asked for Staff presentation. Staff recommends approval as listed in the Staff Report.

Chairman Parks asked if there were any questions or comments from the audience. Seeing none he closed the public hearing at 7:05 p.m. and called for a motion. Commissioner Mesmer made a motion to approve with a second from Commissioner Stephan.

Chairman Parks asked if the Planning Commission had any questions or comments. Seeing none he called for a vote. Motion passed 8-0.

The Planning Director stated that he will forward this item to the Governing Body on April 13, 2015 with a Planning Commission recommendation of approval as written.

Chairman Parks introduced **Item No. 3: Comprehensive Plan Change: BSCP-23: “Triangle Self Storage”** a request to amend the Future Land Use Map of the Comprehensive Plan to change the Land Use designation for 5.29 acres from a Public/Semi-Public designation to a Commercial designation. Requested by Wil Anderson, BHC Rhodes for Charles Woodard, Triangle Self Storage LLC, property owners of record. This amendment is to support the change in zoning from A-1, Agricultural District to C-S, Highway Service District to allow for the construction of additional self-storage located at 399 N. 130<sup>th</sup> Street.

Chairman Parks opened the public hearing at 7:06 p.m. and asked for Staff presentation. Staff recommends approval as listed in the Staff Report.

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

Chairman Parks asked if there were any questions or comments from the audience. Seeing none he closed the public hearing at 7:08 p.m. and called for a motion. Commissioner Stephan made a motion to approve with a second from Commissioner Krone.

Chairman Parks asked if the Planning Commission had any questions or comments.

Chairman Parks asked about an entrance from the self-storage facility to 130<sup>th</sup> Street. The Planning Director stated “yes” the owners plan to have an entrance onto 130<sup>th</sup> Street and will reflect that on the Site Plan.

Chairman Parks asked if there were any further questions or comments. Seeing none he called for a vote. Motion passed 8-0.

The Planning Director stated that he will forward this item to the Governing Body on April 13, 2015 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 4: Rezoning: BSZ-130: "Triangle Self Storage"** a request to rezone 5.29 acres from an A-1, Agricultural District to a C-S, Highway Service District classification. Requested by Wil Anderson, BHC Rhodes for Charles Woodard, Triangle Self Storage LLC, property owners of record. This amendment is to change the zoning classification to allow for the construction of additional self-storage located at 399 N. 130<sup>th</sup> Street.

Chairman Parks opened the public hearing at 7:11 p.m. and asked for Staff presentation. Staff recommends approval as listed in the Staff Report.

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

Chairman Parks asked if there were any questions or comments from the audience. Seeing none he closed the public hearing at 7:12 p.m. and called for a motion. Commissioner Kasselmann made a motion to approve with a second from Commissioner Pierce.

Chairman Parks asked if the Planning Commission had any questions or comments.

Chairman Parks asked if there were any further questions or comments. Seeing none he called for a vote. Motion passed 8-0.

The Planning Director stated that he will forward this item to the Governing Body on April 13, 2015 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 5: Preliminary Plat: PT-15-100, "Ensign Commercial Second Plat"** this request is to amend the preliminary plat for Ensign Commercial approved on April 13, 2005 that consisted of two (2) lots. This request is in order to plat an additional 5.29 acres acquired from the AG Hall of Fame. Requested by Wil Anderson, BHC Rhodes for Charles Woodard, Triangle Self Storage LLC, property owners of record. The subject property is zoned C-S, Highway Service District under Case No. BSZ-130 located at 399 N. 130<sup>th</sup> Street.

Chairman Parks asked for Staff presentation. Staff recommends approval of this item with the conditions listed in the Staff report.

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

Chairman Parks asked if the Planning Commission had any questions or comments. Seeing none he called for a motion. Commissioner Pierce made a motion to approve with a second from Commissioner Neff.

Chairman Parks asked if there were any further questions or comments. Seeing none he called for a vote. Motion passed 8-0.

Chairman Parks introduced **Item No. 6: Final Plat: PT-15-100, "Ensign Commercial Second Plat"** this request is both a "replat" of 5.85 acres and platting of 5.29 acres for an 11.14 acre 1 lot commercial subdivision. Requested by Wil Anderson, LS, BHC Rhodes for Charles Woodard, Triangle Self Storage LLC, property owners of record. The subject property is zoned C-S, Highway Service District and is located at 399 N. 130<sup>th</sup> Street.

Chairman Parks asked for Staff presentation. Staff recommends approval of this item with the conditions listed in the Staff report.

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

Chairman Parks asked if the Planning Commission had any questions or comments. Seeing none he called for a motion. Commissioner Kasselmann made a motion to approve with a second from Commissioner Yates.

Chairman Parks asked if there were any further questions or comments. Seeing none he called for a vote. Motion passed 8-0.

The Planning Director stated that he will forward this item to the Governing Body on April 13, 2015 with a Planning Commission recommendation of approval.

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

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Don E. Slone, AICP, CFM, Secretary