

PLANNING COMMISSION MEETING MINUTES
Tuesday, September 19, 2017 @ 7:00 p.m.

Members Present: Craig Stephan, Sherri Neff, Tyler McMahan, Merle Parks, Jason Krone, Lloyd Mesmer, and Dave Pierce

Members Absent: Mark Yates

Staff Present: Don Slone, AICP, CFM, City Planner

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 May 16, 2017 Planning Commission meeting. Commissioner Stephan made a motion to approve the minutes as written with a second from Commissioner McMahan. 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 a 7-0 vote.

New Business:

Chairman Parks introduced **Item No. 2: Election of Officers** and asked for nominations for Chairman.

Commissioner Pierce made a motion to approve all current Planning Commission Officers: Chairman, Merle Parks, Vice-Chairman, Dave Pierce and Secretary, Don Slone with a second from Commissioner Stephan. Chairman Parks asked if there were any further nominations. Seeing none he closed the nominations and called for the vote. Motion passed 7-0 for Merle Parks to remain as Chairman, Dave Pierce to remain as Vice-Chairman and Don Slone to remain as Secretary of the Planning Commission for 2017-2018.

Chairman Parks introduced **Item No. 3: Site/Landscape Plan: ST-17-103, "Reddi Services"** this requested is from C.M. (Skip) Hirst, Hirst and Associates, P.C. for Jay Gravatt, Reddi Services, property owner of record. The Site/Landscape Plan is submitted in order to construct a 21,114 square foot office/warehouse building on 3.30 acres, zoned I-1, Light Industrial District located at 4113 Bonner Industrial Drive.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Site/Landscape Plan as presented with the 27 listed conditions.

Chairman Parks asked if the applicant would like to address the Planning Commission. C.M. (Skip) Hirst stated that he had nothing to add and that they were in agreement with all the listed conditions.

Chairman Parks asked if anyone else in the audience had any questions or comments. Seeing none he asked for a motion. Commissioner Krone made a motion to approve the Site/Landscape Plan with the 27 listed conditions with a second from Commissioner Neff.

Chairman Parks asked about the payment in lieu of detention. Is that because there is not enough room or the detention has been taken care of otherwise and they just need to pay up like everyone else does? Mr. Slone stated that the existing detention pond located at Bonner Industrial Drive and 43rd Street was designed to hold the storm water run-off and it is owned by the City. The biggest problem with the detention ponds is the lack of proper maintenance.

Chairman Parks asked what happens to the \$21,014.40 and Mr. Slone stated it goes into the City's Stormwater Utility Fund. That fund maintains the stormwater systems including the subject pond.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. Motion passed 7-0.

Chairman Parks introduced **Item No. 4: Preliminary Plat: PT-17-106, "Canaan Center Second Phase"** this request is to preliminary plat 10.38 acres into a four (4) lot mixed commercial and multi-family residential subdivision. Requested by Robert Walquist, P.E., Quist Engineering, Inc. for Gardner Capital, property owner of record.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Preliminary Plat as presented with the 7 listed conditions.

Chairman Parks asked if the applicant would like to address the Planning Commission. Robert Walquist stated that they were in agreement with all the conditions and he would be happy to answer any questions the Planning Commission might have.

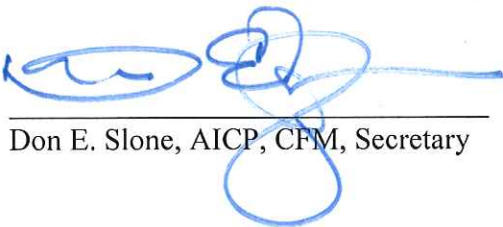
Chairman Parks asked if anyone else in the audience had any questions or comments. Seeing none he asked for a motion. Commissioner Pierce made a motion to approve the Preliminary Plat with the 7 listed conditions with a second from Commissioner Mesmer.

Chairman Parks asked if Lot 1 had no access and Mr. Slone stated it would be mutual access that connects to the City's future water tower property.

Commissioner Stephan asked if they had applied for tax credits for low income. Mr. Slone stated that they had submitted and were approved for the project. Mr. Slone went on to state that a portion of the 48 units are set-aside for low income.

Chairman Parks asked if there were any additional questions or comments from the Planning Commission. Seeing none he called for the vote. Motion passed 7-0.

Chairman Parks asked if there was any further business. Seeing none, he adjourned the meeting at 7:22 p.m.



Don E. Slone, AICP, CFM, Secretary