

PLANNING COMMISSION MEETING MINUTES

Tuesday, December 12, 2017 @ 7:00 p.m.

Members Present: Sherri Neff, Merle Parks, Jason Krone, Lloyd Mesmer, and Dave Pierce

Members Absent: Craig Stephan, and Tyler McMahan

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

Chairman Parks called the meeting to order at 7:02 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 October 17, 2017 Planning Commission meeting. Commissioner Mesmer made a motion to approve the minutes as written with a second from Commissioner Neff. 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 4-0-1 vote. Chairman Parks abstained since he was not present.

New Business:

Chairman Parks introduced **Item No. 2: Zoning Ordinance Amendment: BSZP-127: “Supplementary District Regulations – Open Storage”** A request by the Planning Commission to consider an amendment to the Zoning Ordinance, Article XXII, Supplementary District Regulations, Section 7, Open Storage.

Chairman Parks opened the public hearing at 7:05 p.m. asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Zoning Ordinance Amendment.

Chairman Parks asked if anyone in the audience had any questions or comments. **Earnie Holloway, 13542 Stillwell Road**, asked if the proposed changes are for residential properties only or does it include commercial properties. Chairman Parks asked the City Planner to address Mr. Holloway’s question. Mr. Slone stated the regulation is for residential districts but could apply to all zoning districts; however, it would not affect his mini-storage business on Stillwell Road unless he opens up a salvage business. Mr. Holloway also asked if a “nativity scene” was allowed. Mr. Holloway’s question was in regard to the adopted Property Maintenance Code 11-410: Outside Storage under paragraph (f) which does permit decorative yard ornaments that would include nativity scenes.

Chairman Parks asked if there were any additional questions or comments on the proposed change. Chairman Parks closed the public hearing at 7:09 p.m. and asked for a motion. Commissioner Pierce made a motion to approve the Zoning Ordinance Amendment with a second from Commissioner Krone.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. The motion was approved on a 5-0 vote.

The City Planner stated that he will forward this item to the Governing Body on January 8, 2018 with a unanimous Planning Commission recommendation for approval.

Chairman Parks introduced **Item No. 3: Final Plat: PT-17-106: “Canaan Center Second Phase”** requested by Robert Walquist, P.E., Quist Engineering, Inc. for Donna Lilley, Hart Development Group for Mark Gardner, property owners of record. This request is to final plat 10.38 acres into a four (4) lot mixed commercial and multi-family residential subdivision.

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

Chairman Parks asked if the applicant would like to address the Planning Commission. **Robert Walquist, Quist Engineering**, stated that he had nothing to add but would be glad to answer any questions the Planning Commission might have. Chairman Parks asked if he agrees with the (7) listed conditions. Mr. Walquist stated that he is in agreement with the listed conditions.

Chairman Parks asked if anyone from the audience would like to address this item. Seeing none he asked for a motion. Commissioner Mesmer made a motion to approve the Final Plat with the (7) listed conditions with a second from Commissioner Neff.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. The motion was approved on a 5-0 vote.

The City Planner stated that he will forward this item to the Governing Body on January 8, 2018 with a unanimous Planning Commission recommendation for approval.

Chairman Parks introduced **Item No. 4: Site/Landscape Plan: ST-17-105: "Windridge Estates"** requested by Robert Walquist, P.E., Quist Engineering, Inc. for Donna Lillie, Hart Development Group, LLC for Mark Gardner, property owner of record. The Site/Landscape Plan is to allow for the construction of a 40 unit, multi-family apartment project on 4.51 acres zoned R-3, Multi-Family Residential District located at 30 N. 131st Terrace.


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 listed conditions. The City Planner stated that the "trash enclosure" is not located in an area that the "trash truck" could actually get into and pick-up the dumpster.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Robert Walquist, Quist Engineering**, stated that he had nothing to add but would be glad to answer any questions the Planning Commission might have. Chairman Parks asked if they agree with the listed conditions. Both Mr. Walquist and Ms. Donna Lilley stated that they are in agreement with the listed conditions.

Chairman Parks asked if anyone from the audience would like to address this item. Seeing none he asked for a motion. Commissioner Krone made a motion to approve the Site/Landscape Plan with the (19) listed conditions with a second from Commissioner Mesmer.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. The motion was approved on a 5-0 vote.

Chairman Parks asked if there was any further business. Seeing none, he adjourned the meeting at 7:15 p.m.



Don E. Slone, AICP, CFM, Secretary