

PLANNING COMMISSION MEETING MINUTES

Tuesday, May 15, 2018 @ 7:00 p.m.

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

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

Chairman Parks called the meeting to order at 7:07 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 April 17, 2018 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 6-0-1 vote. Commissioner Krone abstained from the vote as he was not in attendance.

New Business:

Chairman Parks introduced **Item No. 2: Comprehensive Plan Change: BSCP-32: "Nettleton Manor Apartments"** a request to amend the Future Land Use Map of the Comprehensive Plan changing the Land Use designation from a Low-Density Residential to a Mixed Use designation for 1.16 acres. Requested by Justin Unger, Steele Nettleton, LLC, property owner of record located at 111 E. Kump Avenue.

Chairman Parks opened the public hearing at 7:08 p.m. and asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Comprehensive Plan Change.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Justin Unger, Steele Nettleton, LLC**, stated that he would be glad to answer any questions the Planning Commission might have and asked for approval to allow the property and existing structure to be a "legal conforming use".

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he closed the public hearing at 7:10 p.m. and called for a motion. Commissioner Stephan made a motion to approve the Comprehensive Plan Change based upon the Factors for Consideration listed in the Staff Report 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 7-0 vote.

The City Planner stated that he will forward this item to the Governing Body on June 11, 2018.

Chairman Parks introduced **Item No. 3: Rezoning: BSZ-140: "Nettleton Manor Apartments"** a request to amend the Official Zoning Map changing the zoning classification from a C-1, Central Business District to an MX, Mixed Use District for 1.16 acres. Requested by Justin Unger, Steele Nettleton, LLC, property owners of record located at 111 E. Kump Avenue.

Chairman Parks opened the public hearing at 7:12 p.m. and asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Rezoning as presented.

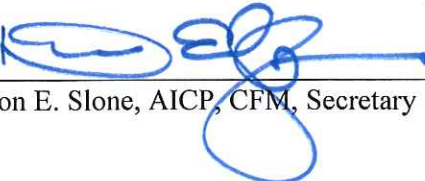
Chairman Parks asked if the applicant had any additional items to be addressed by the Planning Commission. **Justin Unger, Steele Nettleton, LLC**, again stated that he had nothing to add and asked for approval to allow the property and existing structure to be a "legal conforming use".

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he closed the public hearing at 7:13 p.m. and called for a motion. Commissioner Stephan made a motion to approve the Rezoning subject to the (2) listed conditions with a second from Commissioner Pierce.

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 7-0 vote.

The City Planner stated that he will forward this item to the Governing Body on June 11, 2018.

Chairman Parks asked if there were any further business. Seeing none, he adjourned the meeting at 7:14 p.m.



Don E. Slone, AICP, CFM, Secretary