

MINUTES
 PLANNING COMMISSION
 June 23, 2022
 5:30 P.M. Regular Meeting
 Council Chambers – City Hall

CITY CLERK
 2022 JUN 24 AM 10:06

	<u>Name</u>	<u>Members' Term Attendance</u> (mtgs. attended-mtgs absent)	<u>End of Current Term of Office</u>
MEMBERS PRESENT:	Bob Bucher	(43-04)	06/15/23
	Tim Doyle	(26-06)	12/14/24
	Patt Lilly	(08-00)	01/29/27
	Donna Jean Boyer	(48-05)	07/22/23
	Tom Richmond	(07-01)	07/17/22
	Allison Tschannen	(21-16)	07/15/24
	Ben Burtnett	(36-16)	02/12/23
	Brett Hausman	(06-02)	08/05/23
MEMBERS ABSENT:	Houston Roberts	(10-04)	08/04/24
STAFF PRESENT:	Zack Martin, City Planner		
	Brandon Kanoy, Interim City Planner		
	Brady McKinley, Assistant Director, Public Works		
	Jake Fisher, Interim City Engineer		
	Jason Soper, Assistant City Attorney		
	Rebecca Shipp, Executive Administrative Assistance		

Call to Order –Tschannen called the meeting to order at 5:30pm.

Tschannen read the rules of conduct.

ROLL CALL: Roberts-absent, Tschannen-present, Richmond – present, Burtnett-present, Bucher-present, Doyle-present, Lilly – present, Hausman – present, Boyer-present. Quorum is present. Five members constitute a quorum.

Tschannen entered Chapters 11, 26 and 31 of the Code of Ordinance into evidence.

Martin informed the Commission the applicant for items 2, 3 and 4 has provided additional information. The handout has been placed at each Commissioner’s seat.

Martin informed the Commission item #3 staff report should state the proposed number of lots is 79.

OLD BUSINESS

None

NEW BUSINESS

ITEM #1 Approval of minutes - Doyle made a motion to approve the minutes of the May 19, 2022 meeting. Richmond seconded.

VOTE: Tschannen – yes, Richmond – yes, Burtnett-abstain, Bucher-yes, Doyle – yes, Lilly – yes, Hausman-abstain, Boyer -yes.

Ayes – 6, Nays – 0, Abstain – 2 Minutes approved.

ITEM #2 Zoning District Change – A request for approval of a change of zoning from RP-2 Planned Two-Family Residential District and R-1B Single-Family Residential to RP-3 Planned Garden Apartment Residential District for property located at 3200 Timber Creek Drive and 3002 Ajax Road as requested by Shawn Duke on behalf of Midland Construction Services LLC.

Martin gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

Shawn Duke – 802 Francis, spoke in favor of the item.

Discussion was held between Commissioners and applicant regarding the item.

Bertha Parker -2909 S 29th Street – spoke regarding the item.

Jerome Wheeler – 3606 Beck, spoke in favor of the item.

Mark Larsen-2926 Pear, spoke in favor of the item.

Michael Sander-3029 S 29th Street, spoke in opposition to the item.

Bridgette Sander – 3029 S 29th Street, spoke in opposition to the item.

Bertha Parker – 2909 S 29th Street, spoke in opposition to the item.

Andrea Howe-3101 S 29th Street, spoke in opposition to the item.

Amanda Davis-3206 Creek Stone Court, spoke in opposition to the item.

Angela Richey-3123 S 29th Street, spoke in opposition to the item.

Shawn Hovenga-2920 Ajax Road, spoke in opposition to the item.

Randy Meers -3210 Creek Stone Court, spoke in opposition to the item.

Tschannen closed the item for public comment.

Discussion was held between Commissioners, staff, and applicant regarding the item.

Lilly made a motion to approve the item. Doyle seconded.

VOTE: Tschannen – yes, Richmond – yes, Burtnett-yes, Bucher-no, Doyle – yes, Lilly – yes, Hausman-yes, Boyer -yes.

Ayes – 7, Nays – 1, Abstain – 0 Motion approved.

ITEM #3 Major Subdivision – A request for approval of a preliminary plat for a major subdivision entitled Timber Creek Subdivision located at 3200 Timber Creek Drive and 3002 Ajax Road, as requested by Shawn Duke on behalf of Midland Construction Services LLC.

Martin gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

Shawn Duke – 802 Francis, spoke in favor of the item.

Bertha Parker -2909 S 29th Street – spoke in opposition to item.

Amanda Davis-3206 Creek Stone Court, spoke regarding the item.

Mike Davis-3206 Creek Stone Court, spoke regarding the item.

Tschannen closed the item for public comment.

Discussion was held between Commissioners, staff, and applicant regarding the item.

Burtnett made a motion to approve the item. Bucher seconded.

VOTE: Tschannen – yes, Richmond – yes, Burtnett-yes, Bucher-yes, Doyle – yes, Lilly – yes, Hausman-yes, Boyer -yes.

Ayes – 8, Nays – 0, Abstain – 0 Motion approved.

ITEM #4 Authorization to enter into a Subdivision Improvement Agreement - Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for Timber Creek Subdivision as provided in Section 26-71(a).

Martin gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

No one spoke in favor of the item.

No one spoke in opposition to the item.

Tschannen closed the item for public comment.

Burnett made a motion to approve the item. Boyer seconded.

VOTE: Tschannen – yes, Richmond – yes, Burnett-yes, Bucher-yes, Doyle – yes, Lilly – yes, Hausman-yes, Boyer -yes.

Ayes – 8, Nays – 0, Abstain – 0 Motion approved.

ITEM #5 Major Subdivision – A request for approval of a preliminary plat for a major subdivision entitled Berry Companies located at 3408 S Belt Highway, as requested by Andrea Weishaubt on behalf of Townsend Group Properties LLC.

Martin gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

No one spoke in favor of the item.

No one spoke in opposition to the item.

Tschannen closed the item for public comment.

Hausman made a motion to approve the item. Lilly seconded.

VOTE: Tschannen – yes, Richmond – yes, Burnett-yes, Bucher-yes, Doyle – yes, Lilly – yes, Hausman-yes, Boyer -yes.

Ayes – 8, Nays – 0, Abstain – 0 Motion approved.

ITEM #6 Authorization to enter into a Subdivision Improvement Agreement - Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for Berry Companies as provided in Section 26-71(a).

Martin gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

No one spoke in favor of the item.

No one spoke in opposition to the item.

Tschannen closed the item for public comment.

Doyle made a motion to approve the item. Burtnett seconded.

VOTE: Tschannen – yes, Richmond – yes, Burtnett-yes, Bucher-yes, Doyle – yes, Lilly – yes, Hausman-yes, Boyer -yes.

Ayes – 8, Nays – 0, Abstain – 0 Motion approved.

ITEM #7 Zoning District Change – A request for approval of a change of zoning from R-2 Two-Family Residential District to C-3 Commercial District for property located at 4713 King Hill Ave as requested by Jeff Black.

Martin gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

No one spoke in favor of the item.

No one spoke in opposition to the item.

Tschannen closed the item for public comment.

Burtnett made a motion to approve the item. Lilly seconded.

VOTE: Tschannen – yes, Richmond – yes, Burtnett-yes, Bucher-yes, Doyle – yes, Lilly – yes, Hausman-yes, Boyer -yes.

Ayes – 8, Nays – 0, Abstain – 0 Motion approved.

Martin introduced Kanoy as the next City Planner.

Martin gave a preview of next month's meeting.

The meeting adjourned at 7:48 pm.

Minutes respectfully submitted,

Rebecca Shipp

cc: Paula Heyde, City Clerk
Planning Commission Members
Bryan Carter, City Manager
Clint Thompson, Planning & CD Director
Jason Soper, Assistant City Attorney
Brady McKinley, Public Works Assistant Director
Mark Townsend, Technology Associate Director