

MINUTES
PLANNING COMMISSION
September 28, 2023
5:30 P.M. Regular Meeting
Council Chambers – City Hall

	<u>Name</u>	<u>Members' Term Attendance</u> (mtgs. attended-mtgs absent)	<u>End of Current Term of Office</u>
MEMBERS PRESENT:	Allison Tschannen	(33-16)	07/15/24
	Patt Lilly	(16-04)	01/29/27
	Brett Hausman	(15-05)	08/05/28
	Tom Richmond	(18-02)	07/17/27
	Tim Lager	(06-00)	04/17/28
	Penny Poore	(02-01)	06/15/28
MEMBERS ABSENT:	Tim Doyle	(37-07)	12/14/24
STAFF PRESENT:	Brandon Kanoy, City Planner Phillip Leimbach, Project Manager, Public Works Josh Emberton, Assistant City Attorney Rebecca Shipp, Executive Administrative Assistant		

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

Tschannen read the rules of conduct.

ROLL CALL: Tschannen-present, Richmond–present, Lager-present, Poore-present, Doyle-absent, Lilly–present, Hausman–present.

Quorum is present. Five members constitute a quorum.

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

OLD BUSINESS - none

NEW BUSINESS

ITEM #1 **Approval of minutes** - Richmond made a motion to approve the minutes of the August 24, 2023 meeting. Hausman seconded.

VOTE: Tschannen-yes, Richmond-yes, Lager-yes, Poore-yes, Lilly-yes, Hausman-yes, Ayes – 6, Nays – 0, Abstain – 0. **Minutes approved.**

ITEM #2 Major Subdivision – A request for approval of a preliminary plat for a major subdivision entitled Book Hill located at 2611 Cook Road, as requested by Logan Hayes on behalf of Build It Back Joetown LLC.

Kanoy gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

John Coats-4508 Rock Springs Road, asked for clarification on the item.

Logan Hayes-5302 Pryor, spoke in favor of the item.

Tschannen closed the item for public comment.

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

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

VOTE: Tschannen-yes, Richmond-yes, Lager-yes, Poore-yes, Lilly-yes, Hausman-yes, Ayes – 6, Nays – 0, Abstain – 0. Motion approved.

ITEM #3 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 Book Hill as provided in Section 26-71(a)

Kanoy 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 request. Lager seconded.

VOTE: Tschannen-yes, Richmond-yes, Lager-yes, Poore-yes, Lilly-yes, Hausman-yes, Ayes – 6, Nays – 0, Abstain – 0. Motion approved.

ITEM #4 Zoning District Change – A request for approval of a change of zoning from M-2, Heavy Manufacturing District to C-3, Commercial District for property located at 6731 S 59 highway as requested by Douglas Rose.

Kanoy 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.

Dana Despain-1211 W Joseph, spoke in opposition to the item.

Sarah Helfrey-1324 Helfrey, spoke in opposition to the item.

Douglas Rose – applicant, 700 Atchison – discussed plans for the property.

Tschannen closed the item for public comment.

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

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

VOTE: Tschannen-yes, Richmond-yes, Lager-yes, Poore-yes, Lilly-yes, Hausman-yes, Ayes – 6, Nays – 0, Abstain – 0. Motion approved.

The meeting adjourned at 5:56 pm.

Minutes respectfully submitted,

Rebecca Shipp

cc: Paula Heyde, City Clerk
 Planning Commission Members
 Clint Thompson, Planning & Development Director
 Josh Emberton, Assistant City Attorney