



EL DORADO

THE FINE ART OF LIVING WELL

PLANNING COMMISSION MINUTES - DRAFT

November 19th, 2020

6:30p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Tetrick called the meeting to order at 6:30pm.

Members Present

Steve Fellers
Scott Leason
Brad Long
Kyle McLaren
David Stewart
Kelly Tetrick
Gerald Watson

Staff Present

Jay Shivers

Visitors

Greg Drechsler

2. APPROVAL OF MINUTES

Commissioner Stewart moved to approve the minutes of the October 22nd, 2020, meeting, seconded by Commissioner Leason. The motion passed (7-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 20-05-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 2242 AND 2278 SE HIGHWAY 54 FROM M-P MANUFACTURED HOME PARK RESIDENTIAL DISTRICT TO C-1 GENERAL BUSINESS DISTRICT.

1. Presentation of Request

Mr. Shivers reviewed the staff report. Mr. Shivers said the City has land use authority in the ETJ and the Butler County Commission voted unanimously to recommend approval of this rezoning request.

Greg Drechsler, applicant, said he'd like to remove the home on the property and build a building for storage units. Mr. Drechsler talked about his plan for storage units and said he would use the existing access drives to the highway.

Chairman Tetrick asked about notifications. Mr. Shivers said he sent a lot of letters, state law requires staff to send notices to all property owners within 1,000 feet of the subject property in an unincorporated area. Mr. Shivers said he didn't receive any calls or letters in response. Mr. Drechsler said he spoke with his neighbors.

2. Public Hearing

Chairman Tetrick opened the public hearing. There being no one to speak, the hearing was closed.

3. Discussion by Planning Commission

Commissioner Watson asked about storage on the property. Mr. Shivers said C-1 allows storage. He said if the rezoning is approved, he will submit a site plan and permit application to Butler County.

4. Motion

Commissioner Stewart moved to recommend approval of Case No. 20-05-REZ, an application by Greg Drechsler, to rezone 2242 and 2278 SE Highway 54, from M-P Manufactured Home Park Residential District to C-1 General Business District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Leason.

Roll Call Vote

Commissioner Fellers	Y
Commissioner Leason	Y
Commissioner Long	Y
Commissioner McLaren	Y
Commissioner Stewart	Y
Chairman Tetrick	Y
Commissioner Watson	Y

The motion to recommend approval passed (7-0).

4. OLD BUSINESS

5. STAFF ITEMS

Mr. Shivers said the Temple Baptist parking lot Special Use Permit was approved by the City Commission. He also said there would be a meeting on December 17th.

6. ADJOURNMENT

The meeting was adjourned at 6:43pm.