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PLANNING COMMISSION AGENDA

August 27, 2015

6:30 p.m.

1. Call To Order & Roll Call
2. Approval Of Minutes

   Documents: 4-23-15 MINUTES.PDF
3. New Business

   3.I. CASE NO. 15-004-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 722 N. ATCHISON STREET FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-1 GENERAL BUSINESS DISTRICT.

   3.II. CASE NO. 15-005-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 109 N. SUMMIT STREET FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-1 GENERAL BUSINESS DISTRICT.
4. Old Business
5. Staff Items
6. Adjournment

PLANNING COMMISSION MINUTES
April 23rd, 2015
6:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Fred Britain called the April 23rd, 2015, Planning Commission to order at 6:30pm.

MEMBERS PRESENT:
Fred Britain
Scott Leason
Brad Long
Kyle McLaren
Allen Potter
Gerald Watson

MEMBERS ABSENT:
Steve Funk
Van Pooler

STAFF PRESENT:
Jay Shivers

OTHERS PRESENT
Richard Goehring
BJ Hunt
Fred Silver

2. APPROVAL OF MINUTES

Commissioner Long made a motion to approve the minutes for the March 26, 2015, Planning Commission meeting, seconded by Commissioner Watson. The motion passed unanimously (6-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 15-003-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 111 W. LOCUST AVENUE FROM I-1 LIGHT INDUSTRIAL DISTRICT TO C-2 CENTRAL BUSINESS DISTRICT.

A) PRESENTATION OF REQUEST

Jay Shivers made a brief presentation on the zone change request.

B) PUBLIC HEARING

The public hearing was opened. Commissioner Watson asked if the neighbors had been notified of the zone change request. Mr. Shivers responded that staff mailed a notice to all property owners within 200 feet of the subject property. Commissioner Watson asked if there are parking requirements for C-2. Mr. Shivers responded that the C-2 zoning district does not have parking requirements and that it is only allowed in the downtown area. There being no one to speak, the public hearing was closed.

C) DISCUSSION BY PLANNING COMMISSIONERS

Commissioner Long commented that the Brewery will have food and drink and asked how much seating the Brewery will have. BJ Hunt and Richard Goehring of Walnut River Brewing responded that they will have seating for approximately 20 people. Mr. Hunt explained that there is a county requirement that businesses serving alcohol must have food sales of at least 30%. Commissioner Long asked about the hours of operation. Mr. Hunt responded that they will not stay open late. Mr. Hunt stated that their current hours of operation are 7pm-10pm on Friday night, 9am-6pm on Saturday, and noon to 6pm on Sunday. Mr. Hunt noted that they have not had any issues with that schedule.

D) MOTION

Commissioner Leason moved to recommend approval of Case No. 15-003-REZ, an application by Walnut River Brewing, to rezone 111 W. Locust Avenue, from I-1 Industrial - Light District to C-2 Business - Central District, for reasons stated in the staff recommendation and heard at this public hearing. Commissioner Potter seconded the motion. The Commission voted by voice vote to unanimously approve the motion.

ITEM NO. 2 – CASE NO. 15-004-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A SPECIAL USE PERMIT FOR AN ACCESSORY STRUCTURE AT 1013 CHEROKEE STREET.

A) PRESENTATION OF REQUEST

Mr. Shivers made a brief presentation on the Special Use Permit application.

B) PUBLIC HEARING

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

C) DISCUSSION BY PLANNING COMMISSIONERS

Chairman Britain asked if the multiple lots had already been combined on the map provided to the Commission. Mr. Shivers confirmed that the lots have already been combined. Commissioner Watson asked if the proposed structure would be at the same elevation as the house that is under construction. Fred Silver, property owner, confirmed that it would be at the same elevation.

D) MOTION

Commissioner Long moved to recommend approval of Case No. 15-004-SUP, a request by Fred Silver, for a Special Use Permit to allow a 1,500 square foot accessory structure on the property located at 1013 Cherokee Street, for the reasons set forth in the staff recommendation and heard at this public hearing. The motion was seconded by Commissioner Leason. The Commission voted by voice vote to unanimously approve the motion.

4. OLD BUSINESS

5. STAFF ITEMS

Chairman Britain noted that there is one open seat on the Commission due to Gregg Lewis being elected to the City Commission.

Commissioner Watson requested that staff make a full presentation of the CIP at next year's CIP meeting.

6. ADJOURNMENT

The meeting was adjourned at 6:39pm.