

MINUTES
PLANNING COMMISSION
JANUARY 4, 2017
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: David Levin, Ted Johnson, Berlinda Tyler-Jamison, Jason Lopez, Bruce Harding, Anthony Dasso, Lorian Swanson, Javier Perez

MEMBERS ABSENT: Norm Moline, Bruce Peterson, Mike Creger

STAFF PRESENT: Ryan Berger, Alan Fries

CALL TO ORDER: Chairman Levin called the meeting to order at 5:30 PM.

AN ORDER APPROVING THE MINUTES OF THE SEPTEMBER 7, 2016 MEETING

The Commission considered the matter of approval of the minutes of the September 7, 2016 meeting. Johnson made a motion to approve the minutes as presented. Tyler-Jamison seconded the motion and the Commissioners unanimously approved.

PROCEDURAL EXPLANATION

Chairman Levin provided a brief explanation of the public hearing procedures for the benefit of the Planning Commissioners and those in attendance.

PUBLIC HEARING #2017-01 REQUEST FROM MASCO AND LETICIA TALIAFERO FOR REZONING FROM R-6 (MULTI-FAMILY RESIDENCE) DISTRICT TO B-3 (COMMUNITY BUSINESS) DISTRICT AT 909 3RD AVENUE.

Chairman Levin asked Planning staff to present the request. Mr. Fries presented the staff report, indicating that notices have been sent out and no responses were received.

The Taliafero's own the site adjacent and runs an auto body shop. This property has a Special Use permit to grow vegetables. After the rezoning both properties will be consolidated and the Special Use permit expanded to contain a hoop house for the growing of the vegetables.

Levin asked Mr. Taliafero to speak about the project. Mr. Taliafero explained the request.

Swanson asked if the hoop house is to grow the vegetables all year round. Mr. Taliafero stated that the Hoop House made to grow your crop all year round

Swanson asked about the amount of vegetables going to be sold. Mr. Taliafero stated that it depends on how much is grown which they do not know now yet.

Tyler-Jamison asked about the location of fruit trees on the property. Mr. Taliafero explained that the fruit trees will not be in the hoop house.

Levin asked if the hoop house is in addition to any of the structures that are already there or is this new structure. Mr. Taliafero responded that the Hoop House is a new structure.

Tyler-Jamison stated that she drove by to get a sense of the property and was excited to see the business start.

Lopez asked if the property could be used to build a house with its current size. Staff stated that under the current code the property is not large enough for a single family house.

Mr. Fries clarified the Special Use permit request there needs to be a public hearing in front of the City Council pending the approval of the rezoning from the Planning Commission.

Tyler-Jamison made a motion to approve the rezoning request. Levin seconded and the Commissioners unanimously approved.

OTHER BUSINESS

Chairman Levin asked if there was any other business. Lopez asked for an explanation regarding the proposed BZA appeal process that went before the City Council Staff stated that the City Council has tabled the proposal without a return date and staff is currently working with consultants regarding their recommendations.

ADJOURNMENT

Hearing no other business, Chairman Levin asked for a motion to adjourn. Creger made a motion to adjourn, which was seconded by Swanson. Chairman Levin adjourned the meeting at 5:54.

Minutes submitted by Ryan Berger.