

**Planning Commission
Minutes
July 12, 1010**

John Merrill	Present
Eron Moore	Present
William Childers	Present
Leon Smith	Present
Charlie Roberts	Present

Mr. Merrill called the meeting to order.

Mr. Merrill determined that a quorum was present.

Minutes were approved for May 10th 2010. A motion was made by Mr. Moore and seconded by Mr. Childers. 4-0

Minutes were approved for June 14th 2010. A motion was made by Mr. Roberts and seconded by Mr. Smith. 4-0

OLD BUSINESS

1. Amendment to Zoning Ordinance

Sections 13.2 and 13.3

Mr. Billew gave the presentation from the Planning Department. Mr. Billew's presentation included examples of the current Planning Commission schedule contrasting a revised schedule moving the deadline for application back a week and the effect the move date would have on all that is required of the applicant. Mr. Billew stated that the revision to the schedule was to allow the public more time to be aware of applications as well as give the staff more time to review zoning applications.

Mr. Smith asked Mr. Billew if the option had been considered to leave the application deadline as it is currently but to move the Planning Commission meeting date to the 3rd Monday of every month. Mr. Billew stated he had not considered the scenario but would do so if the Planning Commission members wished to investigate this option. After some discussion Mr. Childers made a motion to Table indefinitely. The motion was seconded by Mr. Roberts. The motion carried. 4-0

NEW BUSINESS

1. RZ-10-03

RS-150 to OI

**Einstein HR, Inc.
330 South Culver Street
5/142/186**

Mr. Merrill asked if the applicant was present. Mr. Layne Davlin, the applicant, gave the presentation requesting rezoning for low impact office use. Mr. Merrill asked if the Planning Commission members had any questions. Mr. Davlin answered several

questions pertaining to the nature and size of his operation and conveyed that his human resources business performs clerical work concerning payroll for many different companies.

Mr. Merrill asked if there was any opposition to the rezoning. There was no opposition.

Mr. Merrill then asked for a recommendation from the Planning Department. Mr. Ferguson gave the report. Mr. Ferguson stated that when Mr. Davlin presented his application for rezoning, the application was for generic commercial zoning. At that time Mr. Ferguson informed Mr. Davlin that the zoning request must be to a specific zoning district. Mr. Davlin was not sure what zoning classification he wished to request but that he just wanted to operate an office. After hearing this, at the time of application, Mr. Ferguson suggested to rezone to OI. In reviewing the application and after speaking further with the applicant, Mr. Ferguson found that the ON classification would be better suited for the applicants operation. Mr. Ferguson stated that the Planning Department recommends denial of the OI zoning classification but approval of the ON classification with the following conditions:

1. The current parking is adequate and no improvements need to be made for parking.
2. The requirement of a six (6) foot high solid wooden fence erected on rear of property shall be waived because even though the adjacent property is zoned residential, the property is not being used for residential.

Mr. Merrill then entertained a motion. Mr. Roberts made a motion to Deny the rezoning to the OI classification but to Approve the rezoning to the ON classification with the Planning Department conditions. The motion was seconded by Mr. Childers. The motion carried. 4-0

WORK LIST

1. Review uses that require special permits

Mr. Merrill asked for a report from the Planning Department. Mr. Billew stated that staff was in the process of examining the zoning ordinance for errors and that once the ordinance had been corrected, staff would present a draft to the Planning Commission outlining the desired changes to the uses that require special permits. Mr. Moore made a motion to Table indefinitely. The motion was seconded by Mr. Childers. The motion carried. 4-0

Mr. Childers made a motion to adjourn. Mr. Roberts seconded. The motion passed 4 – 0.

John Merrill, Chairman
Planning Commission

Dennis Billew, Director
Planning and Zoning