

PLANNING COMMISSION MINUTES

**Regular Meeting
September 2, 2008**

CALL TO ORDER: By Chairperson Abent at 7:00 p.m.

PRESENT: Commissioners Cuttle, ~~Horton~~, Powers, Ranville, Robinette, Snyder, Wildern, Abent, Mayor Pro Tem Smith.

ALSO PRESENT: Fire Chief Kevin Fullerton

ABSENT: Commissioner Siarny (unexcused)

APPROVAL OF MINUTES OF AUGUST 12, 2008: Moved by Ranville, seconded by Snyder to approve the minutes as presented. Carried. 8 7 Yeas. 0 Nays.

APPROVAL OF AGENDA: Moved by Ranville, seconded by Powers to approve the agenda as presented. Carried. 8 7 Yeas. 0 Nays.

EARLY PUBLIC COMMENT: None.

UNFINISHED BUSINESS: None

NEW BUSINESS:

PUBLIC HEARING – SITE PLAN REVIEW – 800 ISLAND HIGHWAY – AT&T: Public hearing was opened at 7:02 p.m. Krysten Kitzman, Black & Veatch, representing AT&T, indicated that they propose replacing one antenna and adding another antenna, for a total of four antennas, to the existing tower. Public Hearing closed at 7:03 p.m.

ACTION ON SITE PLAN REVIEW FOR AT&T: Moved by Powers, second by Ranville to approve the Site Plan

Review for AT&T tower upgrades. Carried. 8 7 Yeas. 0 Nays.

PUBLIC HEARING – CLASS A NON-CONFORMING USE – 210 N. COCHRAN – NATION STAR BANK MORTGAGE, LLC:

Public hearing was opened at 7:06 p.m. Patty McIvor, Coldwell Banker United, representing Nation Star Bank Mortgage, LLC, is requesting a non-conforming use to allow the owner to sell the property to a potential buyer. This designation would allow the building to be rebuilt in case it was destroyed and allow a bank to make a loan on the property. Public Hearing closed at 7:07 p.m.

ACTION ON CLASS A NON-CONFORMING USE – 210 N. COCHRAN: Moved by Robinette, second by Wildern to grant a Class-A Non-Conforming Use Permit for 210 N. Cochran. Carried. 8 7 Yeas. 0 Nays.

PUBLIC HEARING – CONDITIONAL USE – 142 S. COCHRAN – RESIDENTIAL ON SECOND FLOOR:

Public hearing was opened at 7:09 p.m. Elijio Martinez, owner 142 S. Cochran, indicated that he want to create a 1556 sq. ft. 2 bedroom apartment space in the second floor of his building. The project will be completed in 6 – 8 weeks, after permits have been obtained. Public Hearing closed at 7:14 p.m.

ACTION ON CONDITIONAL USE – 142 S. COCHRAN: Moved by Robinette, second by Powers to recommend approval of a Conditional Use Permit for a residential unit on the second floor of 142 S. Cochran, to the City Council, contingent upon final review by the Building Department. Carried. 8 7 Yeas. 0 Nays.

8) REPORTS, COMMENTS, CORRESPONDENCE:

- A) **DESIGN STANDARDS:** Chairperson Abent reported that an organization meeting of the Design Standards sub-committee will be held on September 11, 2008, in Council Chambers.
- B) **ACCESS MANAGEMENT STANDARDS:** Commissioner Cuttle indicated that there are two areas so far where the standards in our guidelines are not what are practiced in the downtown area. This is because the Access Management Standards were put into place after the development of downtown businesses.
- C) **SIGN COMMITTEE:** Commissioner Snyder reported that a Sign Committee meeting was held and that there are problems with content neutrality which need to be addressed. Commissioner Ranville volunteered to fill the vacancy on the Sign Committee.
- D) **BOARD OF APPEALS:** Chairperson Abent indicated that the last meeting held was August 11, and she reported on that meeting at the last Planning Commission meeting.
- E) **BUILDING DEPARTMENT:** Chief Fullerton reported that the Building Department is still issuing six to ten permits per day as a result of the July 2nd, hail storm.

There being no further business, the meeting was adjourned at 7:24 P.M.

Michelle King, City Clerk