

MINUTES OF THE PLANNING COMMISSION MEETING

**PLANNING COMMISSION/
BOARD OF ZONING APPEALS**

June 21, 2011

Commissioners Present: Cowman, McLean, Bonner, Smith, Wrischnik, Pfefferkorn

Commissioners Absent: Peterson

Others Present: Mike Gotfredson, Amy Barenklau, Brian McCauley, Dustin Medlen, Randy Medlen, Bill Browning

Item 1: Pledge of Allegiance

Item 2: Consider minutes from the May 17, 2011 meeting.

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the May 17, 2011 meeting.

Commissioners Cowman and Bonner made a motion to approve the minutes as submitted, with all Commissioners voting in favor.

Item 3: Consideration and vote on a full service automotive repair business at 134 South Silver, Dustin Medlen, applicant.

Commissioners Cowman and McLean made a motion to open the public hearing with all Commissioners voting in favor.

Planner Gotfredson presented an overview of the request and background of the property and existing business. He explained that Mr. Medlen was willing to work with the City when initially opening as well as now by committing to the Conditional Use Permit process.

Planner Gotfredson's findings are that the application is consistent with Section 21.220 of the LDO, that the conditions of approval are consistent with Section 21.222 of the LDO and that the application will not be detrimental to the health, safe or general welfare of the community.

Mr. Gotfredson recommends approval of the conditional use permit with the following conditions:

1. Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
2. All work shall be completed within an enclosed structure. No outdoor storage is permitted.

3. A review of compliance shall be provided by the Zoning Officer to the Planning Commission one year after issuance. If deemed necessary, subsequent annual reviews may be requested by the Planning Commission. All such reviews will not be subject to noticing requirements.
4. The City may revoke this permit for violation of these conditions in accordance with Section 21.225 of the Land Development Ordinance.

Planner Gotfredson stated that Dustin Medlen was in attendance and would be happy to answer any questions the Commissioners might have for him.

Commissioner Bonner stated that the current business is 500% better than the previous business. It is clean, professional and the owner keeps it looking nice. Commissioner Pfefferkorn agreed and stated he had been at the location earlier today and found it to be very clean.

Mr. Bill Browning stated he owns the property directly west of the business and his concerns are that the water meter on his property is not broken or clogged by Mr. Medlen and that the business is not allowed to sit cars outside for sale.

There were no additional comments from those in attendance.

Commissioners Cowman and McLean made a motion to close the public hearing. All Commissioners voted in favor.

Commissioners Cowman and Bonner made a motion to recommend approval of the Conditional Use Permit for a full service automotive repair business at 134 South Silver with the recommended conditions. All Commissioners are in favor.

Item 4: City Planner Report and Items from Commissioners.

Planner Gotfredson updated the Commissioners on the growth area information meetings that are taking place tonight and tomorrow. He asked Commissioners if they had any specific training requests to him for future inclusion in meetings. The Commissioners did not have any requests.

Commissioner McLean inquired about the fence at Allen's Tire. Planner Gotfredson stated he is still working with the owner to get the item resolved.

Item 6: Adjournment.

Commissioners Cowman and Smith made a motion to adjourn the meeting. All Commissioners voted in favor.

Meeting was adjourned at 5:11 pm.