

## MINUTES OF THE PLANNING COMMISSION MEETING

### PLANNING COMMISSION/ BOARD OF ZONING APPEALS August 18, 2015

**Commissioners Present:** Cowman, McLean, Wrischnik, Hardwick, Pfefferkorn  
**Commissioners Absent:** Meinig,

**Others Present:** Mike Gotfredson, Randi Lucas, Nick Ewing with Sullivan Palmer Architects

**Item 1: Pledge of Allegiance**

**Item 2: Consider minutes from the July 21, 2015 meeting.**

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the July 21, 2015 meeting.

*Commissioners McLean and Hardwick made a motion to approve the minutes as submitted, with all Commissioners voting in favor.*

**Item 3: Consideration and vote on a design review for an addition to El Potro restaurant at 902 N Pearl, Sullivan Palmer Architects, applicant.**

Planner Mike Gotfredson stated that design approval is needed for this project due to some changes from the approval of the addition last fall. They want to also add a bar area to the south of the building. Looking for the design to be consistent with the Baptist guidelines. The restaurant has also lost one parking space with the changes, but still has adequate parking for the square footage of the restaurant. Materials will also match the existing structure. Gotfredson states that this being presented is a good proposal, and noted that this is a design approval not a site plan approval.

The question of adequate drainage was addressed by Commissioner Hardwick. Nick Ewing with Sullivan Palmer stated that they have contours taking the water around the building and landscaping wall to help with the drainage.

Nick Ewing also stated that in addition to the storage addition from the original plan, they are adding the bar, and an employee restroom in the back.

Commissioner McLean asked Planner Gotfredson if the restaurant had adequate parking. Gotfredson stated that the restaurant does meet the ordinance requirements for parking.

There was no additional discussion among Commissioners.

*Commissioners Pfefferkorn and McLean made a motion to approve the design review for an addition to El Potro restaurant at 902 N Pearl. All Commissioners voted in favor.*

**Item 4:      Community/Economic Development Director Report and Items from Commissioners.**

Planner Gotfredson gave Commissioners an update on the USD 368 projects stating that they continue to move briskly along.

The County Detention Center is moving along the review process. They are working through some design decisions to fit their budget and we anticipate receiving revised plans soon.

A few new homes that were started earlier in the summer are nearing completion. We anticipate a few more getting started in the next month or two.

**Item 5:      Adjournment**

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

Meeting was adjourned at 5:11 pm.