

## MINUTES

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1. The meeting was called to order by Vice-Chairman Bob Garrett with Roll Call.

2. Roll Call:	Manson	Absent	McPherson	Present
	Garrett	Present	Shultz	Absent
	Hemphill	Absent	Fisher	Present
	Lane	Present		

3. General Business:

A. Approve Planning Commission Agenda.

Motion by Commissioner McPherson to approve the Agenda; second by Fisher.

All Commissioners approved by 'ayes.'

Motion carried.

B. Approve Minutes of the Planning Commission meeting held on February 26th, 2019.

Motion by Commissioner McPherson to approve the Minutes; second by Fisher.

All Commissioners approved by 'ayes.'

Motion carried.

C. Disclosure of conflicts of interest. None.

D. Disclosure of outside communications regarding Commission business. None.

4. **Call to Public:**

Members of the public who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Any presentation is for information purposes only. No action will be taken. There is a four-minute time limit.

Don Kehres, 34015 W. 90<sup>th</sup> Circle, president of the Country Village Townhomes Association. He provided a statement concerning the newly approved Country Village Apartment complex which was approved to be built. He voiced their concerns about the building of this complex. A copy of his statement is attached hereto and made a part of this record.

5. **Public Hearing:**

- A. Consider re-zoning Corridor 10 Commerce Business Park from M-1 Light Industrial to C-2 Business General. Planning Director Weisenburger stated Mr. Travis Hicks, representing Corridor Ten – Commerce Park, submitted an application to rezone seven (7) tracts of land adjacent to the corner of Commerce drive and Packaging Lane to change to C-2 Business General. The subject property is currently zoned M-1 Light Industrial under the City's Zoning categories. Notification letters were mailed March 4<sup>th</sup>, 2019, to the surrounding property owners within the 200-ft buffer of the subject property. A sign was posted on the property notifying the general public of this Public Hearing. No comments have been received from adjacent property owners.

Planning Director Weisenburger reviewed all the zoning compatibility requirement categories. The findings were found to be 'positive' with one 'neutral' finding. Parking will not be allowed on Commerce Drive and will all be on-site parking. Recommendation of City Staff is that the requested rezoning is consistent with the Future Land Use Plan. Staff recommends approval of this requested rezoning from M-1 Light Industrial to C-2 Business General.

No comments from the Commissioners at this time.

Vice-Chairman Garrett opened the hearing for public comment. No one appeared and the Public Hearing was closed.

Motion by Commissioner Lane to recommend approval to the City Council for re-zoning Corridor 10 Commerce Business Park from M-1 Light Industrial to C-2 Business General; second by McPherson.

Roll Call:	Manson	Absent	McPherson	Yes
	Garrett	Yes	Shultz	Absent
	Hemphill	Absent	Fisher	Yes
	Lane	Yes		

Motion carried.

**6. Old Business:** None

**7. New Business:**

- A. Discuss joint Planning Commission/Council meeting. Planner Weisenburger said the meeting was to basically bring the boards together to review the proposed plan and make any changes or additions to the Comprehensive Plan. Commissioners said they thought the meeting went well and requested an updated copy with the revisions. Administrator Brungardt said there will be two more work sessions with the Council. The deadline will be extended out a couple of months after the joint discussions.

Motion by Commissioner McPherson to adjourn at 6:14 pm; second by Fisher. All approved.

Respectfully submitted:

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Lana R. McPherson, MMC, City Clerk

My name is Don Kehres and I am the President of the Board of Directors of The Country Village Townhomes Homeowners Association. Our development runs along both sides of West 90<sup>th</sup> Circle east of Lexington Ave. It is comprised of 59 townhomes spread among 19 triplexes and 1 duplex. We are directly adjacent to the Country Village Apartments complex which is slated to be built on W. I am here (along with other homeowners from our neighborhood) to voice our concerns about this project which will directly impact our neighborhood. In conversations with the homeowners of our community the following areas of concern have been voiced:

- Length of time the build-out will encompass – how long (months, years)?
- Increased construction traffic that might end up having to drive through our development on 90<sup>th</sup> Circle and possible damage to the roadway
- Additional traffic congestion – Lexington Ave, 90th Street, 90<sup>th</sup> Circle
- Only real entrance to the apartments will be via 90<sup>th</sup> Street
- Trash, Noise, Lights
- Impact on property values
- Possible increase in crime
- Domestic pets and their waste
- Impact to the indigenous wildlife
- Emergency vehicle & school bus access to the area
- Drainage issues

A project of this magnitude will affect our community during the construction process and in the months and years following its completion. We want to be good neighbors but yet maintain the integrity of our own neighborhood. I am told that we will have the opportunity as a community to meet with the project manager and possibly the developer at some future date. We would respectfully request to be kept informed of the progress moving forward and will make certain the appropriate city staff persons are provided contact information.

Thank you.