

MINUTES

1. The meeting was called to order with Roll Call by Chairman Hemphill.

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

3. General Business:

A. Swearing in new Planning Commissioners – Tim Fisher and Todd Manson.

Commissioners Fisher and Manson were given the oath of Planning Commissioner by City Clerk, Lana McPherson. Commissioners welcomed them to the Planning Commission.

B. Approve Planning Commission Agenda.

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

All Commissioners approved by “ayes.”

Motion carried.

C. Approve Minutes of the Planning Commission meeting held on June 26th, 2018.

Motion by Commissioner Garrett to approve the Minutes; second by Shultz.

Commissioners approved by “ayes” with Fisher and Manson abstaining.

Motion carried.

D. Disclosure of conflicts of interest. N/A

E. Disclosure of outside communications regarding Commission business. N/A

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.



No one appeared.

5. Public Hearing:

- A. Re-zoning at 8275 Shawnee Street. Planning Director Brad Weisenburger provided information to the Planning Commission as stated in his report dated July 24, 2018. The tract in question has been zoned C-1 Business Central. The property in question is a residential structure. The owner wants to sell the property and found that it was zoned C-1 rather than a residential, single-family residence. Proper notification letters to the owners of the properties within the 200-foot buffer were sent on June 29th, 2018. The Public Hearing notice was posted on the property on June 29th, 2018. Staff has received one telephone call with questions and no further comments.

Planning Director Weisenburger provided an overview of all the zoning compatibility factors. The results of the individual analysis of the criteria are positive. There are no negative impact factors of the criteria reviewed concerning the compatibility factors for rezoning. Staff is recommending approval of the rezoning request.

Chairman Hemphill said there isn't much demand for the C-1 zoning in the downtown area, especially in this downtown neighborhood of residential. Commissioner Lane asked about a zoning chart that shows the zoning identifiers. Administrator Brungardt showed a printing plate from around 1958 that showed this property as commercial zoning. The house is over 100 years old. Discussion ensued among Commissioners.

Chairman Hemphill opened the Public Hearing for comment.

David Dabbs, 8225 Shawnee Street, asked what property is being rezoned. Commissioners provided him a copy of the zoning district map.

Chairman Hemphill closed the Public Hearing after no further comments.

Motion by Commissioner McPherson to recommend the City Council approve the rezoning at 8275 Shawnee Street from C-1-Business Central to RH -Residential Historic; second by Garrett.

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

Motion carried.

6. Old Business:

- A. None

7. New Business:

- A. None

Comments: Chairman Hemphill asked Administrator Brungardt to comment on the new Parks and Recreation master plan. A consultant was hired and several work sessions have been held. The Parks and Rec plan is being finished up. The Mayor has appointed six of the seven members to the Park Advisory Board. The duties of the Park Advisory Board are being discussed and reviewed and will be formalized in the near future.

Motion by Commissioner McPherson to adjourn at 6:33 p.m.; second by Garrett.

All Commissioners approved by “ayes.”

Motion carried.

Respectfully submitted:

Lana R. McPherson, MMC, City Clerk