

I. PROCEDURES

- A. Call to Order Chairman Buck Williams called the meeting to order at 7:00 p.m.
- B. Pledge of Allegiance Chairman Buck Williams led the pledge of allegiance.
- C. Roll Call Present were Chairman Buck Williams, Commissioners Brad Massey, Tony Robertson, Barbara Brutvan, Harry Schmitz and Robert Hupp. A quorum was present. Present from Staff were Tim Pettit, Chief Building Inspector, and Pamela Galvan, Deputy City Clerk/HR Administrator.
- D. Adoption of Agenda Commissioner Brutvan made a motion to adopt the Agenda as presented. Commissioner Schmitz seconded the motion, and it carried 6-0.
- E. Approval of Minutes from November 11, 2014 Commissioner Massey made a motion to approve the minutes as presented. The motion was seconded by Commissioner Robertson, and it carried 6-0.

II. PUBLIC PARTICIPATION - None

III. Commission will accept resignation of Josh Smiley

IV. Rezoning of Parcel #200-11-003G / Case# RZ01-01-2016

- A. ***Report to the Planning & Zoning Commission*** 7.04 Commissioner Schmitz recused himself from the meeting due to personal conflict of interest.
Tim Pettit reported his review of the application and recommends approval of rezoning as it conforms to the recommendation and initiative of our General Plan. The city needs this type of housing and staff feels that the location of this project and the density increase from 4 residential units, which would be allowed per current zoning, to 8 units would not negatively impact this neighborhood or their property values. Staff recommendation is to approve the rezoning of this parcel and amending the zoning ordinance to reflect this change.
- B. ***Owner to present project*** Mr. Maebe approached the site plan posted on the board and pointed out the various water, sewer and gas placements. They intend to build 2 bedroom with 1 bath unites which will fit nicely into the community.
Commissioner Massey asked if there had been any responses from the neighbors. Mr. Pettit stated that he had not received any comments either way. He noted that the project will be in construction conformance with site plan or revert back to original zoning if not started within 12 months.
- C. ***Recess to Public Hearing*** Chairman Williams asked if anyone had something they wished to say.
Kali Kaliche (Public) spoke of concerns for water drainage. Mr. Maebe explained how the drainage for this property will drain to Edison Avenue.
Kali Kaliche (Public) is appreciative of the parking that is being provided to the residents, but has concerns that there are no garages, and where will the residents put their recreational items. Mr. Maebe said the residents will have to purchase a space at the local storage facility, but that the 4 lower units will have a fenced in back area where they will be able to keep items. He also noted the units do have a decent amount of storage within them.

Daniel Sutton explained why they did not build garages for each of the units.

Jake Giles (Public) asked about the rezoning and how it would affect his property.

Mr. Pettit stated it would not change Mr. Giles property zoning.

Jake Giles (Public) expressed his approval of the apartment units. He wanted to know how the zoning change would affect his property.

Kali Kaliche (Public) is still concerned that there are no garages, but likes the design.

There was discussion regarding trash pickup and use of the alley way by tenants. It was suggested to write restrictions regarding use of the alley way into the lease.

Mr. Pettit asked the owners to maintain the front landscape of the property.

George Glenn (Public) knows of individuals looking for rentals and thinks the project is an asset to the community.

Commissioner Williams stated that everybody he has spoken to likes the idea of the units going in.

George Glenn (Public) suggested that they assign parking spaces to each unit.

Commissioner Robertson asked what their price point on the rentals will be; \$850.00 to 900.00.

**D. Reconvene Regular
Planning and Zoning
Session**

(7:30pm)

Commission Brutvan agrees with the comments and the need for housing with off-street parking; good work.

**E. Discussion and
Decision**

Commission Williams asked if there were any more questions and asked if someone would like to make a motion.

Commissioner Massey made a motion to recommend approving the rezoning of APN 200-11-003G to an R-3-Medium Density Multiple Family Residential zoning with the attached approved site plan, Exhibit A. if construction is not started within 12 months of Council approval I also recommend the zoning revert back to the original R-2. Commissioner Brutvan seconded the motion and it carried 6-0.

VI. ADJOURN

The meeting adjourned at 7:35 p.m.