

Call meeting to order on November 10, 2020 at 5:30 PM:

Roll Call: Mary Benton ☐ Lloyd Colston ☒ Karla Gallegos ☒ Paisley Howerton ☐ Charles Jennings ☒ Ian Kuhn ☒
Andy Paton ☒ Cody Richardson ☐

Staff present at the meeting was Principal Planner Josh White and Public Information Officer Andrew Lawson. There were no members of the public present.

1. Declaration:

At this time I would like to ask the Planning Commission members to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision.

No declarations were made.

2. Public Comments:

Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three minutes. Any presentation is for information purposes only. No action will be taken.

No public comments were made.

3. Consent Agenda:

Meeting Minutes, **October 13, 2020 meeting.**

Colston made a motion to approve the October 13, 2020 minutes as written. Kuhn seconded the motion. Voice vote carried the motion.

4. Hold a public hearing to consider the advisability of rezoning 1519 S Summit St from an R-3 High Density Residential District to a C-3 General Commercial District.

Jennings made a motion to open the public hearing. The motion was seconded by Colston. Voice vote carried the motion. Paton declared the Public Hearing open. White gave a presentation on the request. The request was filed by Treye Scott. He proposes to use the property for a manufactured home dealership. The future land use plan calls for this area to be commercial. It was zoned residential at the time of the most recent plan in 2014 because the use was residential at that time. This proposal would also help to support expansion of Skyline Home's footprint in the City and support a local industry. The area is transitioning to commercial. West of the property on 1st Street is residential. He did recommend that access to 1st Street should be restricted. The applicant said that the homes would have to be brought in off of Summit Street anyway. There was no direct public opposition other than a concern that trailers would just be parked there. Lawson inquired about the hike-bike trail. White said this had not been discussed but could be accommodated as part of the site plan review process. Colston asked if they neighbors had been notified. White said that all owners within 200 feet had been sent a notice of the hearing. Jennings wondered how many homes could be placed on the lot. White was unable to answer the question. Jennings noted that the homes could be placed in a way that resembles a residential setting. Kuhn noted that this area was trending commercial anyway. Hearing no public comments, Jennings made a motion to close the public hearing. Kuhn seconded the motion. Voice vote carried the motion. Paton declared the public hearing closed and called for a motion. Jennings made a motion to recommend the City Commission approve the request to rezone 1519 S Summit St from an R-3 High Density Residential District to a C-3 General Commercial District. Jennings asked about the address reference. White clarified that the entire legal description was advertised. Paton wanted to ensure that 1st Street access would be restricted. The vote was taken by roll call.

Yes: Colston, Gallegos, Jennings, Kuhn, Paton **No:** None **Absent:** Benton, Howerton, Richardson

Paton declared the motion passed.

5. Comprehensive Plan

White noted that the Neighborhood Revitalization Plan was approved by the City Commission. He will work over the next few weeks to get it ratified by the other taxing entities. White briefly discussed Chapter 1. He noted the Historic Preservation Board had been asked about the History section and they wanted to include a section on Etzanoa. He'll ask for any additional comments from them at their next meeting. White then discussed Chapter 2 Community Character. The Planning Commission discussed the Chapter with no major concerns. Lawson noted that FlashVote needed some more sign ups but will be issuing the first survey soon. He also noted that the Equal Opportunity Board will be discussing Chapter 2 at their next meeting. He also noted that the City will be conducting a Transportation Plan very soon with grant funds. There was considerable discussion about consolidating services with Winfield where possible. White noted that this Chapter will come back next month but the focus next month will be on Housing & Neighborhoods.

6. Other Items:

Jennings wondered about our current relationship with Winfield. Lawson noted that relations with Winfield were pretty good and we'd like to work with them on future projects where possible. Planning Commissioners encouraged working together as much as possible. Lawson also noted the relations with the county are also pretty good at the moment. Kuhn asked about progress on the Wastewater Plant. Lawson said it would be a phased approach and would get more information on that soon.

7. Adjournment:

Jennings made a motion to adjourn. Colston seconded the motion. Voice vote carried the motion. Paton declared the meeting adjourned.