

Planning and Zoning Commission
Meeting Minutes
January 20, 2020

Attendance: Bill Coley
Jim Bailey
Kelly Rather
Shane Eoff
Karen Dill
Mike Jones
Jimmy Von Tungeln
Trae Reed
Craig Wilson

Planning Committee Meeting

Karen Dill called the meeting to order at 6:30 pm.

Minutes from the November and December meeting were read. The minutes were motioned by Kelley Rather to approve and 2nded by Jim Bailey. The minutes were approved.

Lumber Facility Permit

The commission reviewed a permit application for Jackrabbit Hardware on Center Street. The permit is for the construction of a lumber facility on the corner of 6th and Depot Streets. The property is zoned as C-1 and in the Center Street Overlay District. Karen Dill stated that the lumber facility should be considered warehousing and subject to warehousing regulations, with all on the commission in agreement. The overlay district states certain materials are to be used on building facades. Karen stated that since the structure is not on Center street that the metal facade of the building will be ok. The site setbacks were then discussed, and Craig furnished a drawing showing 25 ft setbacks from street sides and 10 ft setbacks on the house and carwash side. Karen asked if the 25 ft setbacks meet the visibility requirements at the corners. Jimmy Von Tungeln stated that page 44 of the code shows 25 ft setbacks as the requirement. Karen stated that the site was good on setbacks. The fencing for the site was then discussed. Zone C-1 has no building setbacks, so no fence regulations. The commission had no objections to fencing. Craig said that a 6 ft fence will be installed. The next item discussed about the lumber facility was parking. Craig stated that there would be no parking in the facility, but there would be a loading and unloading zone. Craig said there would be two gates on the facility to allow a truck to pull in and out easily and use the warehouse as a loading space. There was a discussion about whether loading areas are to have permanent materials used or if gravel could be used. It was noted that section 4.22.4 states that loading zones do not have to have permanent materials. Jimmy Von Tungeln stated that rocks from the loading zone could get dragged through the area. There was more discussion about what type of material could be ranging from asphalt, to concrete, to chip and seal with the gravel getting into the streets as the big issue. Craig stated that he will concrete the driveways in and out of the warehouse to combat this issue. The next topic of the warehouse that was discussed were the sidewalks. The overlay district requires sidewalks to be put in on new construction. Craig's issue was that the sidewalks will lead to nowhere and that he is not right on Center street. There was much discussion on the sidewalks of the

Overlay district, about if the car wash becomes something else or if a house goes down then new sidewalks will have to be built according to the overlay rules. At this point there was a discussion on setting a precedent of waiving the overlay rules and if the commission does, we need to clearly state why. In response to waiving the Overlay District requirements Jimmy Von Tungeln stated that we must state why we have waived, document that each instance is unique and clearly state the reasons why we have waived the requirements. The next topic of discussion was over the green space. Karen Dill stated that 35 ft was needed for green space set back. Mr. Von Tungeln stated that 15-25 ft of linear landscaping was needed.

After discussion it was determined that the commission would approve the permit on the basis that there would be 35 ft of green space to the edge of the street to at least 4 ft from the fence, landscaping on 6th street and Depot street and that the commission will waive the sidewalk and decorative lighting. Craig will also put in concrete driveways at the entrance and exit of the facility. Kelley Rather motioned for a vote to approve with Mike Jones 2nding. Jim Coley abstained from the vote. The rest of the commission approved.

Fence Permit

The second permit application to be reviewed by the commission was for a fence at Jackrabbit Hardware. This section is zoned C-3 and in between 6th street and Depot street, behind Jackrabbit hardware. Jackrabbit Hardware wants to put a gravel lot in for storing trailers, mulch and various pallets for merchandise to sell. Karen noted that C-3 has setbacks of 25ft according to code. Craig noted that the property line is already 10ft back from Depot street and wants a variance on the 25ft. There was discussion among the commission regarding setbacks, whether this is considered a backyard of the business, and that fences could be set on property lines. It was brought up that if this was just a permit for fencing that the planning commission didn't have to review it but since it was in the Overlay district we had to approve any construction. Kelley made a motion to approve with Jim 2nding. Bill Coley abstained from voting. The rest of the commission approved.

Karen Dill adjourned at 9:17 pm.