

**APPROVED**  
**MINUTES**  
PLANNING COMMISSION  
November 25, 2013, 7:00 PM  
City Council Chambers – 155 NW 2<sup>nd</sup> Avenue

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**PRESENT:** Commissioners Charles Kocher, Shawn Hensley, John Savory, and John Serlet

**ABSENT:** Commissioners Tyler Smith, Sean Joyce, and John Proctor

**STAFF:** Bryan Brown, Planning Director, and Laney Fouse, Planning Staff

**OTHERS:** Lindsey Schloeder

**1. CALL TO ORDER**

Commissioner Savory called the meeting to order at 7 pm.

**2. CITIZEN INPUT ON NON-AGENDA ITEMS**

**3. PUBLIC HEARINGS**

- a. A request from Gorilla Capital for a Minor Land Partition of a .23 acre site located at 341 & 347 N. Cedar. Currently the property has one single family home with a detached garage and one single family home with an attached garage and the owner would like to split the lot to create two separate tax lots.*

Commissioner Savory opened the public hearing and read the public hearing format.

Bryan Brown, Planning Director entered the staff report into the record. Mr. Brown said although the setbacks are non-conforming no new construction is proposed at this time. He said the City received the following responses: 1) the City Arborist Sol Jacobson who said he had no issues with the partition and that no street tree easements are recommended because there is not enough room in the front yard; 2) the City engineer said he had no concerns except for the driveway at 347 N Cedar is not in compliance with the latest ADA standards.

Mr. Brown said one condition of approval is the applicant will need to apply for approval of a final plat from the City, then record a final, surveyed partition plat with the County which meets all their standards and is prepared by a licensed surveyor or engineer.



There was little discussion by the Commissioners because they agreed that this partition was basically straight forward.

**Motion:**

Commissioner Hensley moved to approve MLP 13-02 as presented. The motion was seconded by Commissioner Serlet. Motion passed 4/0.

**4. NEW BUSINESS - None**

**5. FINAL DECISIONS**

- a. MLP 13-03 – Jason Bristol – Minor Land Partition of a .41 acre site located at 658 NE 10<sup>th</sup> Avenue into 2 parcels.*

**Motion:**

Commissioner Hensley moved to approve the Final Findings for MLP 13-03. The motion was seconded by Commissioner Kocher. Motion passed 4/0.

- b. MLP 13-02—Gorilla Capital – Minor Land Partition of a .23 acre site located at 341 & 347 N. Cedar. Currently the property has one single family home with a detached garage and one single family home with an attached garage and the owner would like to split the lot to create two separate tax lots.*

**Motion:**

Commissioner Serlet moved to approve the Final Findings for MLP 13-02. The motion was seconded by Commissioner Hensley. Motion passed 4/0.

**6. MINUTES**

- a. October 28, 2013 Planning Commission Minutes*

**Motion:**

- a. Commissioner Kocher moved to approve the October 28, 2013 Planning Commission Minutes. The motion was seconded by Commissioner Hensley. Motion passed 4/0.*

## **7. ITEMS OF INTEREST/REPORT FROM STAFF**

- a.** Mr. Brown said the agenda for the Planning Commission Meeting for December 9, 2013 will likely include an appeal to a zoning interpretation about moving an historic home to a C-2 lot.
- b.** Mr. Brown said the Planning Commission Chair attended a Council Work Session regarding the City's landscaping provisions which was requested by the Mayor and the Planning Commissioners will have an opportunity to review the same information. He said there were a couple items that might warrant a code amendment.

## **8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION - None**

## **9. ADJOURNMENT**

- a.** Commissioner Hensley moved to adjourn the meeting. The motion was seconded by Commissioner Kocher. Motion passed 4/0. Meet was adjourned at 7:29 pm.