

P & Z Meeting Minutes

August 2, 2016

7:00 P.M.

Members Present: Jack Bickler, Bob Blondo, Jimmy Ledbetter, Joe Gallant, Bud Jones, David Young, Chris Souliere. Members Absent: Robert Wilson, Steve Tallaksen.

The minutes from July 5, 2016 were approved with a motion from Jimmy Ledbetter and a second from Jack Bickler. All voted aye.

The agenda was approved with a motion from David Young and a second from Jimmy Ledbetter. All voted aye.

Vistors:

Joe Gallant asked if there was anyone present who would like to speak on a subject not on the agenda. No one was present.

Agenda Items:

16-08-01 Preliminary Plat and Rezoning Request – Black Rock Subdivision

Staff Report:

Travis Cossey presented the staff report for the Preliminary Plat and Rezoning request. Mr. Cossey stated that Mr. Kelly Byrne has submitted a rezoning and preliminary plat request for 1.89 acres north of Gold St that is currently zoned R4(tow family). The applicant is requesting rezoning of this area to R3 (multi-family). The rezoning will allow him to construct multiple duplex units on a single lot to accommodate his senior development concept. The proposed use will allow his proposal of multiple duplex units on a single lot. Lot 2 is currently zoned NC (neighborhood commercial) with the applicant proposing a R3 (multi-family) zoning to accommodate the proposed four-plex units.

Public Hearing:

Dave Bodeen, Pinnacle Design was present to answer questions.

Kylie Pearson stated that she was concerned about the view and traffic that this would generate. Would like the traffic limited though the neighborhood. Travis Cossey explained that there would not be a new street, but the existing street would be improved to accommodate any increase in traffic.

Discussion

Joe Gallant asked what the difference would be by rezoning it. Mr. Cossey stated that at this time it was divided into 8 duplex lots and the applicant would like it to be 1 (one) lot to accommodate 8 duplex units. Bud Jones asked what the impact difference would be. Mr. Cossey stated that with one lot the impact would be less.

Jack Bickler asked if the decrease in size for lot 3 would limit its use. Mr. Cossey stated that even with the smaller size, it was still big enough to support a commercial business.

Chris Souliere made a motion to approve the rezoning request with a second by Bob Blondo. All voted aye.

Chris Souliere made a motion to approve the preliminary plat with a second by Jimmy Ledbetter. All voted aye.

16-08-02 Easement Vacation – Arvest Bank

Travis Cossey presented the staff report for the easement vacation request. Mr. Cossey stated that Arvest Bank was in the process of constructing a bank at the northwest corner of Hwy 160 and Kenneth Ave. The property was replatted to combine two lots into one lot. Combining the two parcels provided for an existing utility easement that ended up in the middle of the newly combined lot. The utility easement is no longer needed. Vacation of the easement is supported by staff.

Chris Souliere made a motion to approve the easement vacation with a second by Jimmy Ledbetter. All voted aye.

Planner's Report

None.

With no further business, Bob Blondo made a motion to adjourn with a second by Chris Souliere. Meeting adjourned.

P&Z Secretary, Bob Blondo