

PLANNING COMMISSION

SPECIAL MEETING

DECEMBER 1, 2015

7:00PM

MINUTES

1. CALL TO ORDER:

Commissioner Cruger called the Planning Commission meeting to order at 7:00 p.m.

2. FLAG SALUTE:

Commissioner Cruger led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL:

Planning Commission

Commissioner Frederick Cruger – Present
Commissioner Chris Marsh – Present
Commissioner Scott Morrison – Present
Commissioner Ron Stephenson - Present
Commissioner Kevin Harrison - Absent

City Staff

City Clerk Darla Reese
City Administrator Brent Kirk

City Consultant

Ray Sturtz - Community Planning Services

4. APPROVAL OF MINUTES (None)

5. PUBLIC COMMENTS/RECOGNITION OF VISITORS – NON ACTION ITEMS

No one chose to comment during this portion of the meeting.

6. NEW BUSINESS

A. Review of Heavy Industrial Zone –

(A) Principal Uses – (4) Accessory Uses and Structures

(B) Secondary Uses – (1) Outside Storage

Are there uses backwards and should they be switched?

Consultant Sturtz and City Administrator Kirk reviewed the definitions of “accessory structure” and “accessory use”. They also reviewed the Central Business District, General Commercial, Heavy Industrial, Light Industrial and Industrial Retail zones principal and secondary uses in the Unified Development Code. They found that each one had “accessory structures and uses” as a principal Use and “outside storage” as a secondary Use which were wrong per their definitions.

Commissioner Marsh moved to remove “accessory structure and uses” as a principal use in the commercial and industrial zones and add “accessory structures and uses” as a secondary use in the commercial and industrial zones. Motion seconded by Commissioner Morrison and passed 4-0.

Commissioner Marsh – Aye, Commissioner Stephenson – Aye, Commissioner Cruger – Aye, Commissioner Morrison - Aye

Commissioner Marsh moved to remove “outdoor storage” as a secondary use in the Heavy Industrial zone and add “outdoor storage” as a principal use in the Heavy Industrial zone. Motion seconded by Commissioner Stephenson and passed 4-0.

Commissioner Marsh – Aye, Commissioner Stephenson – Aye, Commissioner Cruger – Aye, Commissioner Morrison - Aye

B. 2015 Development Code Update Review of Proposed Amendments.

Consultant Sturtz mentioned that the City has not received state review comments yet. However, if they happen to come in, he would get them out to the Planning Commission.

Consultant Sturtz gave a PowerPoint presentation to review and discuss proposed amendments to the development regulations in preparation of the Planning Commission Public Hearing on December 8, 2015. Information on the following slides was discussed:

- Background
- Overall Amendments
- Substantive Amendments
- Substantive Amendments – Zoning Map
- Schedule

Commissioner Cruger asked about the sign code updates and if they were going in with the current code changes.

Consultant Sturtz replied that they were not going in this current change, but would be a docket item in the next year’s docket. He mentioned the other docket application was received, and if we receive any state comments (unless received this week) on the unified development code, they can be added as well.

City Administrator Kirk talked about an upcoming presentation Phil Olbrechts is giving on “Reed vs. Town of Gilbert”.

7. CURRENT BUSINESS (None)

8. REPORTS:

A. Staff Reports

None.

B. Homework Assignments

None.

9. CORRESPONDENCE:

Consultant Sturtz mentioned the new Comprehensive Plan is in effect and congratulated the Planning Commission.

Commissioner Cruger asked for his copy of the Comprehensive Plan to be in electronic format.

10. ADJOURNMENT:

Commissioner Cruger adjourned the meeting.