

1. CALL TO ORDER: The Special Meeting of the Millwood City Council was called to order by Mayor Kevin Freeman at 6:00 p.m., February 25, 2014 at the Millwood City Hall. Council members present were: Shaun Culler, Dan Sander and Richard Schoen. Glenn Bailey and Brian Ellingson were excused. Also present: City Clerk/Planner Tom Richardson. The mayor announced that a quorum was present.

2. FLAG SALUTE: Mr. Schoen led the Pledge of Allegiance.

3. CONSENT AGENDA: Approval of Minutes of the Special Meeting held January 28, 2014 and the Regular Meeting of February 11, 2014. Mr. Richardson noted two corrections in the minutes of February 11 on p. 2 and 3 that were brought to his attention. Mr. Schoen moved to approve the Consent Agenda as corrected. Motion seconded by Mr. Culler. The motion carried unanimously.

4. PUBLIC COMMENTS: None.

5. CUP #14-01 RANDALL GILLINGHAM, 3106 N. ARGONNE - PUBLIC HEARING: Mayor Freeman opened the hearing at 6:05 p.m. on the conditional use permit application of Randall Gillingham for an auto body repair business at 3106 N. Argonne Rd. Mr. Richardson presented the planning commission's recommendation to approve the conditional use permit with three conditions. Randall Gillingham stated that he agreed with the planning commission's recommendation. He said the business would be a clean operation and would be a good addition to the city; he introduced Scott Fitzgerald who will operate the business. There being no further public comments, Mayor Freeman closed the hearing at 6:09.

Mr. Schoen moved to approve conditional use permit #2014-01 as presented. Motion seconded by Mr. Sander. Motion carried unanimously. The conditional use permit was approved.

6. CPA 14-02 AMENDMENT OF C-1 ZONE RELATING TO BUSINESSES SERVING ALCOHOL – PUBLIC HEARING: Mr. Richardson presented the planning commission's recommendation to amend Chapter 17.16.010 Permitted uses in the C-1 Commercial zone, to remove the requirement for a conditional use permit for businesses which serve alcohol, and removing the requirement that such businesses be located at least 500 ft from a church, school or public park or playground. He referred to a letter from the city attorney explaining the council's possible actions. Mr. Richardson said he did not specifically notify the school district about the proposed amendment before the planning commission's open record hearing.

Mayor Freeman opened the closed-record hearing at 6:16 p.m. Dr. Gene Sementi, West Valley School District superintendent, said he would be concerned if an establishment serving alcohol were to front the school. He said he does not support the proposal, and suggested that the matter be sent back to the Planning Commission for additional

discussion to address his concerns. There being no further public comment, the mayor closed the hearing at 6:20 p.m.

Mr. Culler moved to remand the proposal to the planning commission for more public comment. Motion seconded by Mr. Schoen. Motion carried unanimously. The proposed amendment was not approved, and will be sent back to the planning commission.

Mr. Sander said there may be other permitted uses listed in the C-1 zone that may need to be considered for their impact on Buckeye Ave.

7. CPA 14-04 AMENDMENT OF DEVELOPMENT REGULATIONS – PUBLIC HEARING: Mr. Richardson explained the planning commission’s recommendation to amend section 14.12.150 of the zoning code to allow certain amendments of the city’s development regulations more often than once each year. Mayor Freeman opened the hearing at 6:29 p.m. The mayor asked for public comments; there were none. The mayor closed the hearing at 6:30 p.m.

Mr. Culler moved to approve CPA 14-04 as presented. Motion seconded by Mr. Schoen. Motion carried unanimously. Mr. Richardson said it will be presented in ordinance form for adoption at the following council meeting.

8. LEGAL REPORT: None.

9. STAFF REPORT: Mr. Richardson asked if there would be three or more council members at the Regional Solid Waste meeting on Thursday or the Council of Governments on Friday. Mr. Schoen indicated that he would be the only one attending.

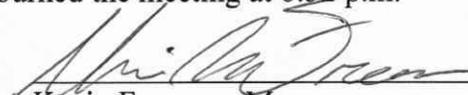
10. COUNCIL COMMENTS: Mr. Sander thanked the public works department for doing a great job of taking care of the streets.

11. ANNOUNCEMENTS: None.

12. PUBLIC COMMENTS: None.

13. EXECUTIVE SESSION: None.

14. ADJOURNMENT: Mr. Culler moved to adjourn. Seconded by Mr. Schoen. Motion carried unanimously. Mayor Freeman adjourned the meeting at 6:32 p.m.

  
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Kevin Freeman, Mayor

Attest:

  
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Thomas G. Richardson, City Clerk