

1. Call to Order. Chairperson Kelly Stravens called the Planning Commission meeting to order at 6:05 p.m. Other commission members present were Bobbie Beese, Dan Hansen and Andy Van Hees. Staff present: Tom Richardson, City Planner.
2. Approval of Minutes. Ms. Beese noted a typographical correction in the Minutes section. Mr. Stravens moved to approve the minutes of the January 27, 2014 meeting as corrected. Motion seconded by Mr. Van Hees. Motion carried.
3. Public Hearing: CUP 14-01 Randall Gillingham, 3106 N Argonne Rd. Mr. Stravens opened the hearing and asked commissioners if there were any appearance-of-fairness issues to disclose. Ms. Beese said she owns property about one block north of the site. Mr. Stravens asked if anyone present had any objections to any commissioner participating in the hearing. There was none.

Tom Richardson presented the staff report on the proposed conditional use permit application by Randall Gillingham for an auto body repair office and shop at 3106 N. Argonne Rd in the C-2 zone.

Randall Gillingham said he had no plans to change the exterior of the building other than the signs. He said the city would not have any trouble with Scott Fitzgerald's shop since he is a top-notch operator. It will be clean operation.

Mr. Stravens asked how long vehicles would be on the site before they are brought inside. Mr. Fitzgerald said vehicles are brought in right away for security reasons. He does not like to leave his customers' cars outside. Cars are generally brought in by appointment. He explained his experience in the auto body repair business. Cars towed to the site after-hours.

Mr. Stravens asked about paint fumes. Mr. Fitzgerald said the paint system would be a state-of-the-art down-draft system. It is very clean and has a fire protection system inside it. He will also have a paint mixing room.

Ms. Beese asked if Mr. Fitzgerald was a member of Coyote Vision Group. Mr. Fitzgerald said he has been a member for five years, but he does not plan to continue since it is expensive to be a member. Being a member for four years is generally accepted as the same as a master's, and he has been a member longer than that.

Ms. Beese asked how many employees he would have. Mr. Fitzgerald said probably six to eight.

Greg Mott, 3301 N Argonne, a business owner in Millwood, said he supported the application; it would be good site for the business. He said the site is very visible being surrounded by public property including the arterial, city park and the future trail; the property needs to be maintained accordingly.

There being no further comments, Mr. Stravens closed the hearing.

Ms. Beese said her main concern was the appearance of the property since it is so visible from Argonne and where people walk to and from the park on the county right of way.

Mr. Hansen said he is concerned that while the applicant is a quality operator, a future owner may not be the same quality.

Mr. Stravens moved to approve the application with three conditions, a) the fence shall be converted to a privacy fence to screen the enclosed area, b) the area north of the buildings shall not be used for storage of equipment and materials, and c) damaged vehicles shall not be stored outside for more than 48 hours. Motion seconded by Mr. Hansen. Motion carried unanimously.

4. Approval of Written Decision for RZ 14-01 Conditional Uses in C-2 Zone. The commission approved the written recommendation for the amendment of the C-2 zone.

5. Approval of Written Decision for CPA 14-02. The commission approved the written recommendation for the text amendment.

6. Approval of Written Decision for CPA 14-04. The commission approved the written recommendation for the text amendment.

7. Staff Report. Mr. Richardson said the city has received an application for a business license for a marijuana retail business. He said that following the Attorney General's Opinion on the authority of local jurisdictions to adopt local regulations for marijuana businesses, the council has decided to leave the recently adopted marijuana regulations as they are for now.

He said that he spoke with the code enforcement officer about changes in the sign ordinance. He has not received any specific proposals for sign regulations from the business community yet.

8. Public Comments. None.

9. Adjournment. There being no further business, Mr. Stravens adjourned the meeting at 6:53 p.m.


Chairperson


Secretary