

CALL TO ORDER

Planning Clerk, Trisha Tolley, called the meeting to order at 6:00 p.m. March 17, 2014.

ROLL CALL

Commissioners: Chairman Larry McCourtie, Mike Bailey and Terry Thompson.

ABSENT: Rex Robbins, Clair Lackie

Staff: City Planner, Darryl Piercy and Planning Secretary, Trisha Tolley

Quorum Established.

ELECT NEW PLANNING COMMISSION CHAIRMAN AND PRO-TEM CHAIRMAN

Trisha asked for nominations for Planning Commission Chair. Terry Thompson nominated Larry McCourtie to be chair. M/S Thompson/Bailey

ELECT NEW PRO-TEM CHAIRMAN

Chairman Larry McCourtie asked for a nomination for a Pro-tem Chairman. Larry McCourtie nominated Terry Thompson. M/S McCourtie/Bailey

APPROVAL OF NOVEMBER 18, 2013 MEETING

Because of there only being one person in attendance at this meeting, that attended November 18, 2013 meeting the minutes of November 18, 2013 were tabled until next meeting.

MULTI-FAMILY DEVELOPMENT IN COMMERCIAL C-1 ZONE

An inquiry that was brought forward to the Building and Planning in regards to a proposal to construct a Multi-Family Development on 1st Avenue between Scootney and Soda Street. The question is how can we utilize a Multi-Family Development in a commercial zone? The way the code is written, it allows a number of allowable uses and a number of uses that are considered Conditional Use Permits which those uses need to go through another process that involves a public hearing before they can be approve. A third element is those uses that are out right prohibited. Our code doesn't say that a Multi-Family Development is allowed or prohibited, it doesn't fall under any category. There is a Plan Unit Development, which allows a Mixed Use within a Commercial Zone. Chairman Larry McCourtie felt that Commercial Zone means Commercial Zone, and if we let one person build an apartment in a Commercial Zone, then we would be setting a precedence for future projects in other Commercial Zones. It was agreed that Othello is short of housing and a Multi-Family Development would be good. Mr. Piercy indicated that a rezone going from a Commercial Zone property to a Residential Zone property has a two-step process. It requires you to change the Comprehensive Plan and then allow the zone change, then make the recommendation to the council. After further discussion the Planning Commission members thought a rezone would be appropriate for this location. The Planning Commission moved to recommend to the council that the C-1 zone on 1st Avenue between Scootney Street and Soda Street be changed to R-4 with conditional restrictions, which is that single dwellings will not be allowed. M/S Terry Thompson/Mike Bailey

Chairman Member Larry McCourtie asked if the Planning Commission Members wanted to meet quarterly unless there was something that needed to be addressed sooner, a meeting would be held accordingly. M/S Mike Bailey/Terry Thompson.

ADJOURNMENT

Having no other business at hand Chairman Larry McCourtie asks for a motion to adjourn the meeting, the next meeting is scheduled for April 21, 2014. Meeting adjourned at 6:42 pm. M/S Larry McCourtie/Mike Bailey

By: _____ Date: _____
Trisha Tolley, Planning Secretary

NOTE: These are abbreviated minutes that contain all motions and business conducted. These meetings are taped; a complete record of the minutes may be obtained by contacting the Planning Commission Office or a verbatim copy of these minutes can be ordered at the requestor's expense.