

**PLANNING COMMISSION
REGULAR MEETING**

November 13, 2023

4884 W. Curtis St.

MEMBERS PRESENT:

Kathy Noel
Arthur Brood
Carolyn Hall
Judy Wright
Barbara Hampton
Nate Beery

MEMBERS ABSENT:

John Kane

Also present: Robert Parr and Dylan Edwards

Chairman Brood called the meeting to order at 6:30 PM.

MOTION #1: by Nate Beery to approve the agenda. Seconded by Barbara Hampton. Motion carried.

MOTION #2: by Arthur Brood, second by Carolyn Hall, to approve the minutes for September 11, 2023. Motion carried.

CHAIRMAN'S REMARKS: The planning commission took a moment to acknowledge Veterans' Day, recognizing and honoring veterans in the community.

NEW BUSINESS:

Storage Building Zoning: Robert Parr and Dylan Edwards are in the process of purchasing a lot they would like to be zoned commercial for the purposes of a storage business. There used to be a bus stop on the lot, and there was once commercial land adjacent, so they think the site should be suitable for a commercial business.

Arthur Brood explained that the state does not approve of spot zoning or anything with the appearance of spot zoning, and therefore it is unlikely to be possible to rezone the property. However, some land in the area is mixed use, and certain businesses are allowable for certain types of residential zoning.

Upon investigation, the land under discussion is zoned residential. Commercial storage does not fall under any of the accepted uses or uses subject to special approval. While an appeal process exists, it is not recommended due to the limitations on spot zoning existing on a state level.

Budget: The planning commission agreed to carry most of the current budget forward with minor changes. A higher salary for the zoning officer will require a motion by the board.

MOTION #3: by Barbara Hampton, second by Kathy Noel, to accept the budget worksheet for the next fiscal year. Motion carried.

Meeting adjourned at 7:30 PM.

Carolyn Hall, Secretary

Minutes taken and typed by Katie Murray