



Planning & Zoning Commission
Tuesday, March 28, 2023 - 6:30 PM
MINUTES

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for March 28, 2023 at 6:30 p.m.

2. Roll Call

Present - Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer, Benjamin Lee
Absent - None

Staff present - Sean Staneart - Acting City Manager, Nicole Shook - Council member, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Clint Beiers, Buddy (Jerry) Dowell, Larry Shafer, Nathan Schwelkert, +1 sign in not legible.

3. Pledge of Allegiance

4. Public Comment

No comments

5. Approval of Minutes

ACTION: Ryan Green moved to approve en bloc; Benjamin Lee seconded and the vote was as follows:

AYES: Ben Lee, Steve Dyer, Jesse Coppel, Ryan Green, Walter Raub

NOES: None

ABSTAIN: None

Passed 5 - 0

a. November 22, 2022

b. December 7, 2022

c. February 14, 2023

6. Tabled Applications

a. Application # Z-22-159 Zoning Map Amendment TABLED AUGUST 9, 2022

There has been no movement from the applicant. The City Law Director has been asked to reach out to the applicant. Application remains tabled.

7. Application # Z-23-14 Zoning Use Permit; 105 Jersey Street

a. Application & Staff Report

Application and Staff report provided in the published packet. Applicant Jerry Dowell was present, he proposes to construct two homes on potentially two lots located at 105 Jersey Street in a UR-2 zoning district. Mr. Dowell is requesting variances to multiple sections of 1149.04 of the city codified ordinances. The five specific variance requests and the staff report were reviewed by the board.

Ben Lee said his opinion is that a lot split application should be heard before this variance application, if the lot split is not justified, then the details and balance of this project are not justified. After discussion, there was consensus that there needs to be some housekeeping procedures set for consistency of the order in which this scenario would ever play out again.

The applicant provided a short summary of his request and a similar property on Payne Street that he built. Chairman Green said he agreed with Ben, he thinks a lot split is the proper first step because you cannot do this project without cleaning up the lot first. Options were presented to the applicant, after discussion the applicant requested that the board table the application.

ACTION: Ryan Green moved to table at the applicants request; Benjamin Lee seconded and the vote was as follows:
AYES: Ryan Green, Walter Raub, Ben Lee
NOES: Steve Dyer
ABSTAIN: Jesse Coppel; ongoing business with the applicant

Passed 3 - 1

Mr. Blair explained how the applicant can proceed with the lot split application.

8. Zoning Inspector

a. February 2023 Summary Report

Jim Blair highlighted items on his report included with the packet.

10. Adjourn

ACTION: Ryan Green moved to adjourn; Benjamin Lee seconded and all were in favor.
AYES: Ryan Green, Jesse Coppel, Walter Raub, Steve Dyer, Benjamin Lee
NOES: None
ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 7:00 pm