

On Thursday, June 25, 2020, at 7:04 p.m., a regular meeting of the Plan Commission was called to order via Zoom. Roll Call. Present: Chair Rene Morris, Skip McCloud, Steve Munson and Jamie Schwingle. Absent: Doug Freed, Aurelio Gallardo and Dick Linville.

Also present were: Planners Dustin Wolff of Mead and Hunt, Building and Zoning Superintendent Amanda Schmidt, Attorney Tim Zollinger, Alderman Retha Elston, City Clerk Teri Sathoff, and Assistant City Clerk Monique Castillo.

Zollinger referenced the open meetings act and noted a disaster declaration must be entered into the minutes stating whether or not 1) it is practical to hold a meeting in the normal meeting location, 2) it is feasible to hold the meeting via a video conference call where all participants can be seen and/or heard 3) it is feasible to have a person at the normal meeting location to direct public.

McCloud made a motion to announce a disaster declaration stating it is not practical to hold a meeting in the normal meeting location due to COVID-19 but rather hold a meeting via Zoom in which all participants can be seen and/or heard, and it is not feasible to have a person at the normal meeting location to direct public. Munson seconded the motion. Voting – Ayes: Morris, McCloud, Munson and Schwingle. Nays: None. Motion carried.

Munson made a motion to approve the minutes as presented from May 21, 2020. The motion was seconded by Schwingle. Voting – Ayes: McCloud, Munson, Schwingle and Morris. Nays: None. Motion carried.

Zollinger noted it is ok to meet publicly if we are able to maintain social distancing and wear masks. We must also be able to provide hand sanitizer. There is a requirement to maximize the allowable number of persons to not more than 50 but with the open meetings act, there is no authority to restrict the number of allowable participants.

Schmidt noted she will send out a notice in the next couple of weeks to get a general idea of how the commission wants to proceed.

Schmidt noted Council approved the request to annex the Steelton Subdivision – Group 6 and the petition from Tim McLindsay for a tattoo shop at 609 W 3rd Street.

Munson began to make a motion to remove the Majeski petition from the table, Zollinger noted it would not be necessary as the petitioner is able to withdraw the petition without prejudice, if so desired.

James Mertes, attorney for petitioner, thanked everyone for the opportunity to be heard and withdrew the original petition without prejudice.

Chair Morris opened a Public Hearing at 7:15 p.m. to hear from the petitioner Majeski to Rezone Lot #2, in the 400 block of 17th Avenue, from Community Business (CB) to Community Business with Special Use.

Mertes, on behalf of the petitioner, stated the purpose of this request is to create a parking lot as an extension to, the already successful business of his client, Majeski Motors. The lot will be exclusively used as a parking lot, any business transactions will be handled directly through the dealership.

Gebhardt, Wendler Engineering, noted the new business plan does comply with all requests.

Wolff reminded the group Majeski had previously requested to rezone this land from Single Family District (SR-8) to Community Business (CB) but after careful consideration the item was tabled. Now Majeski is seeking to develop a parking lot for excess inventory on land that is currently zoned Community Business (CB). Wolff further explained the principle use will be for a private parking lot, allowed by special use, which would allow Majeski to park any and all excess inventory.

Wolff addressed special use findings and how the proposed plan may or may not meet specific findings. Wolff noted parking lots are not specifically mentioned in the comprehensive plan but a main objective of the comprehensive plan is to promote redevelopment or rehabilitation of underutilized parcels. The proposed plan will enhance this area greatly, which aligns with the main objective of the comprehensive plan.

Wolff also noted there are several areas that will need to be addressed, such as lighting, fencing, landscaping and installing sidewalks. All these issues can be addressed with the special use requirements. Staff recommends approving the petition with conditions stating no auto sales, signage indicating no auto sales, sidewalk installation, a landscaping plan, a lighting plan, and an easement for stormwater pipes on the adjacent vacant property.

Chair Morris noted publications were made, fees were paid, notification requirements were met, signage notifying the public of the hearing was placed, no written comments received, there were not comments.

Alderman Elston noted prior to COVID she and Alderman Wise canvassed the neighborhood and spoke with the residents about Majeski's proposed plan. All residents were very welcoming to the idea. There was one resident concerned about excess traffic in the alley as he has COPD, he was assured this would not be an issue. In all Elston feels this will be a nice addition to the neighborhood and hopes for approval.

Zollinger noted this lot will be considered a private parking lot and stated sticker price on a vehicle is not considered advertising for sale.

McCloud inquired about the difference between this plan and the previous plan Majeski presented. Wolff noted the previous plan called for a new structure to allow for sales. This would be ideal but it is not conducive to the comprehensive plan and while a parking lot is different, it is less concerning than an actual auto sales lot.

Munson inquired about stormwater drainage and green space requirements. Wolff noted there are no requirements for stormwater drainage, it would be a nice and he hopes this is considered in the plans but this not something we can recommend. With regard to green space, 20% must be kept to green space.

The Public Hearing was closed at 7:40 p.m.

Munson made a motion to approve the request to Rezone Lot #2 in the 400 block of 17th Avenue from Community Business (CB) to Community Business with Special Use with the following conditions 1) vehicle sales and/or advertising shall not be permitted 2) sidewalks along 17th Avenue shall be installed/replaced 3) lighting plan to be revised to cply with Section 102-606(c) 4) signage specifying "automobile sales" is not permitted 5) landscaping/fencing plans shall be proved to address screening to residential areas 6) an easement shall be provided for the stormwater pipes located on the adjacent vacant property. The motion was seconded by Schwingle. Voting – Ayes: Munson, Schwingle, Morris and McCloud. Nays: None. Motion carried.

This matter will be heard at the July 6, 2020 council meeting. Chair Morris thanked Mertes, Majeski and Gebhardt for their time.

Chair Morris reviewed the petition from Chavez Real Estate. Schmidt noted they are voluntarily annexing in the City, they have paid sewer connection fees and are already connected to city sewer.

McCloud made a motion to approve the petition from Chavez Real Estate to annex the property at 407 East Avenue and zone as Community Business (CB). The motion was seconded by Munson. Voting – Ayes: Schwingle, Morris, McCloud and Munson. Nays: None. Motion carried.

Chair Morris opened a Public Hearing at 7:47 p.m. to hear the recommendation to rezone/annex properties contiguous to the City; Steelton Subdivision – Group 8.

Zollinger noted this is the continuation through this subdivision. As with the previous annexations/rezones, all properties have sewer access and pre-annexation agreements stating they would hook on when they became contiguous.

Wolff noted, as with the previous annexations, these properties are single family and will be rezoned to SR-8 to keep the properties legal and conforming as they all have small/side setbacks.

With no further discussion by staff, commissioners or guests, Chair Morris noted publications were made, fees were not applicable, notification requirements were met, signage notifying the public of the hearing was not applicable and no written or verbal comments were made.

The Public Hearing was closed at 7:49 p.m.

Munson made a motion to approve the Annexation and Rezoning of the properties contiguous to the City, in the Steelton Subdivision – Group 7. The motion was seconded by McCloud. Voting – Ayes: Morris, McCloud, Munson and Schwingle. Nays: None. Motion carried.

The next Plan Commission meeting is July 16, 2020 at 7:00 p.m. We will have a Public Hearing; Steelton Group 8; a partial alley vacation and continue discussion with the Comprehensive Plan.

Schmidt introduced Joe Strabala-Bright as the new Commissioner. Joe will replace Dick Linville whose commission will expire on June 30, 2020.

With no further business to discuss, the meeting was adjourned at 7:54 p.m.

Monique Castillo
Assistant City Clerk