

Planning Commission
Meeting Minutes
June 20, 2018

1. Call to Order

Chairperson Holloway called the meeting to order at 5:30 pm.

Present: Ray Holloway, Ken Burris, Don Smucker, Kris Thwaites, Chuck Miel, Ron Blum and Bill Cousins. Absent: Ryan Villet.

2. Agenda Approval

Motion by Smucker to approve agenda, second Cousins; approved 7-0.

3. Minutes Approval

Holloway raised questions on paragraph 3 and 4 under item 8 in May 2 minutes. Motion by Cousins to approve minutes of May 2, 2018 as written, Blum second; approved 6-1 with Holloway voting no.

4. Reports

None

5. Public Hearing

Chairman Holloway opened the public hearing at 5:40.

Lori Williams representing the Veteran's Park Committee stated that the committee was ready to proceed with park construction by September 1 by starting earth moving, trail construction, and installation of disc golf. Plans are to maintain use of the existing parking lot. The next Park Committee meeting will be July 17.

Don Stearns stated that the Heartland Trail organization is concerned about the safety of the proposed park's trail connection to the Heartland Trail. Holloway stated that the Park Committee has a plan to require cyclists to dismount and walk their bikes at the junction. Chairman Holloway closed the public hearing at 5:47.

6. Veteran's Memorial Park-Zoning Change and Special Use Permit

The proposed change of the proposed park parcels from zoning districts S-1 and G-1 to R2 was discussed. Reasons put forth to support the zoning change include that the R-2 district allows a park as a special use in the district, and city staff has reviewed the proposal in accordance with Section 15.710 of the Stanton Zoning Ordinance. Notice of the proposal and public hearing was printed in the local newspaper. City staff also reviewed the proposal as it relates to the Stanton Future Land Use Plan; the properties are noted as "Parks" in the plan. The zoning map being proposed by the Planning Commission has the properties in the new R-1 Zone (R-1 & R-2 are being combined). Also, the properties are shown in the 2016 Stanton Master Plan as to be developed as a park.

Thwaites moved to recommend that the City Commission approve a change in zoning of the following properties to R-2 Low Density Residential District: Parcels # 053-545-030-10, 053-545-031-00 & 053-545-032-00. Seconded by Blum; approved 7-0.

The special use permit and site plan was reviewed by city staff which found that Ordinance Special Use Standards of Section 15.741 which consider health, safety and welfare, A through F were all met.

Site Plan Review Standards Section 15.463 were found by staff to conform to the uses permitted in the R-2 district provided the City Commission approves of the proposed zoning change. The proposed use also meets requirements of section 15.463 B through J which deal with plan design.

Miel moved to approve the Special Use Permit and the Site Plan for the Stanton Veteran's Memorial Park as requested. The proposed use meets all the requirements of sections 15.471 & 15.463 & of the Stanton Zoning Ordinance. The approval is conditioned on the approval of a zone change by the City Commission to R-2. Supported by Thwaites; approved 7-0.

7. Old Business

Cousins asked members regarding their availability to meet with the City Commission to review the proposed zoning ordinance on July 24 or July 25 at 5:30 p.m. Both dates were workable with the Planning Commission.

8. Adjournment

Thwaites moved to adjourn, Blum support; approved 7-0. Meeting adjourned at 6:00 pm.

Respectfully submitted,

Don Smucker, Secretary