

MINUTES OF THE PLANNING AND ZONING COMMISSION

Vice-Chair Adelberg called the Planning and Zoning Commission to order at 7:00pm on May 9th, 2023

ROLL CALL: Adelberg P , Duke P , Karjalahti P , Baumann A , Briscoe A , Motta P , Stutz P .

APPROVAL OF MINUTES From April 11, 2023: Stutz made notice of a correction needing to be made on item #2 and the voting results. Duke moved to approve the minutes; Adelberg seconded the motion. The minutes were approved unanimously.

APPROVAL OF AGENDA: The agenda were approved unanimously.

COMMUNICATIONS: Avis indicated he hadn't heard from anyone regarding this matter.

OLD BUSINESS:

1. The PZC has been asked by City Council to hear a presentation about duplexes potentially being in the Stella Ridge Subdivision, and further clarify reasoning on whether to rezone the property from C-1: General Commercial to either R-1: Single Family Residential, R-2: Two-Family Residential, or a mixture of both.

Joe Mitchell gave a presentation on the potential plans for 10 duplexes to be constructed on the western side of the cul-de-sac. He explained that his intent is to make them as nice as they can be so that the project is successful for him, and so that the units are sold very quickly because of their quality and appearance.

A discussion was held between the commissioners which resulted in a general consensus that 8 lots would seem more reasonable versus 10, and they requested the units be 3 bedroom and 2 bathroom with interior storm shelters. Mr. Mitchell agreed that all seemed reasonable.

Duke made a motion to move forward with the original approval of the property being rezoned to R-1: Single Family Residential. There was no second.

Karjalahti made a motion to rezone lots 19, 20, 21, 22, 28, 29, 30, and 31 to R-2: Two Family Residential, and the remaining parcels of the Stella Ridge PUD Subdivision be rezoned to R-1: Single-Family Residential. Stutz seconded the motion.

Adelberg Yes , Duke No , Karjalahti Yes , Motta Yes , Stutz Yes .

NEW BUSINESS:

ADJOURN: Duke moved that the meeting be adjourned. Karjalahti seconded the motion. Motion passed unanimously. Meeting was adjourned at 8:09 p.m.

SECRETARY

