Call to Order – Hebert called the meeting to order at 7:00 pm.

Quorum is present. Five members constitute a quorum.

Hebert admitted certified copies of Chapters 11, 26 and 31 of the Code of Ordinances into evidence.

Hebert read the rules of conduct.

Postponements/adjustments to the agenda –

Hutchison informed commissioners a letter of support for Item #2 had been received after the agenda packet had been sent. A copy of the letter has been placed at each commissioner’s seat.

Unfinished business –

None
Minutes of the Meeting, July 25, 2019 –

Hebert informed commissioners the minutes had been amended.

Bucher made a motion to approve the minutes. Burtnett seconded.

**VOTE:** Quintana Planalp – yes, Tschanne – yes, Catron – yes, Burtnett – yes, Bucher – yes, Hebert – yes, Boyer – yes
Ayes – 7, Nays – 0, Abstain – 0  Minutes approved.

New Business-

**ITEM #1**  
Zoning District Change – A request for approval of a change of zoning from CP-3, Planned Commercial District to M-2, Heavy Manufacturing District for the property located at 402 S 5th Street as requested by Lonnie Bass.
Zoning District Changes move on to City Council
Staff recommendation: approval

Hutchison gave the staff report.

Quintana Planalp asked Hutchison what the percentage of residential/manufacturing was for the area surrounding the property.

Hutchison responded he did not have the break down of the actual use percentage but the entire area surrounding the subject property is zoned for Manufacturing.

Bucher stated it was originally manufacturing but changed to CP-3 at one point.

Boyer stated she believed it was changed because it was going to be developed into loft apartments.

Lonnie Bass-1007 E St. Maartens- spoke on behalf of the item. Bass stated the property was changed to CP-3 zoning in 2006 for a project that never materialized. Bass stated he has the support of surrounding neighbors.

Boyer asked if there was a project already in mind for the property.

Bass responded there was none at this time. Bass stated he feels the change of zoning would be best for future resale and prospective businesses.

No one spoke in opposition.

Boyer made a motion to approve the request. Catron seconded.
VOTE: Quintana Planalp – yes, Tschannen – yes, Catron – yes, Burtnett – yes, Bucher-yes, Hebert –yes, Boyer-yes
Ayes – 7, Nays – 0, Abstain – 0  Motion approved.

ITEM #2  Zoning District Change – A request for approval of a change of zoning from R-1A, Single Family Residential District to C-3 Commercial District for the property located at 3411 Gene Field as requested by Jeffrey Hughes.
Zoning District Changes move on to City Council
Staff recommendation: approval

Hutchison gave the staff report.

Quintana Planalp asked if the traffic study would take into account the SJSD bus system.

Hutchison responded traffic studies wouldn’t separate out specific sectors of traffic.

Quintana Planalp asked if the traffic study would encompass only the Belt Highway or if Gene Field would be included as well.

Hutchison responded it would be up to the Public Works Department, but he would assume it would include both.

Hebert clarified a development would be proposed and from that, they could generalize how much additional traffic would occur. Hebert stated Boehringer Ingelheim has a much larger impact on the corner than the subject property would have.

Hutchison stated the site is restricted due to its size and a large influx of traffic is not expected.

Hebert asked if the right of way had been discussed.

Hutchison responded during the platting process the right of way would be addressed to make sure it is dedicated for public purpose and not private use.

Bucher asked if neighbors had been notified.

Hutchison responded all property owners within 185’ have been sent a certified letter notifying them of the request and a list of those properties is included in the agenda packet.

Hutchison stated the zoning regulations currently in place would provide for a good transition from residential to commercial use.
Jeffrey Hughes-3411 Gene Field spoke on behalf of the item. Hughes stated he feels commercial zoning would be better use of the property than the current residential zoning. Hughes stated he has no plans for the property at this time.

Burtnett asked if Hughes has decided what he would like to do with the property in the future.

Hughes responded no. Hughes stated he had a neighbor ask if he would be developing a marijuana facility at the location. Hughes stated he would not. Hughes stated he is interested in only doing what would improve the area.

Boyer asked if Hughes was going to evict the current tenant of the rental property.

Hughes stated the tenant’s lease will be up in January.

No one spoke in opposition

Burtnett made a motion to approve the request. Quintana Planalp seconded

**VOTE: Quintana Planalp – yes, Tschannen – yes, Catron – yes, Burtnett – yes, Bucher – yes, Hebert – yes, Boyer – yes**

**Ayes – 7, Nays – 0, Abstain – 0** Motion approved.

Hutchison gave a preview of next month’s meeting.

Hutchison stated City Staff and property owners along the riverfront met on August 20th to discuss future rezoning of the riverfront area. Staff presented the concept of rezoning the riverfront as a Precise Plan. Staff will be working on developing the concept and presenting it to the public and the Planning Commission to get input/feedback before making a formal presentation to the Planning Commission and the City Council.

The meeting adjourned at 7:22 pm.

Minutes respectfully submitted,

Rebecca Shipp

cc: Paula Heyde, City Clerk
Planning Commission Members
J. Bruce Woody, City Manager
Clint Thompson, Planning & CD Director
Ted Elo, Assistant City Attorney
Brady McKinley, Civil Engineer
Mark Townsend, Technology Associate Director