Planning Commission Meeting Minutes
December 16, 2013

Commissioners:
Absent: Stephanie Bailey, Tadina Crouch

Staff Present:
City Development Director Nick Bond, Associate Planner Tom Bonsell

1. Call to Order:
Chairman Annette Stewart called the meeting to order at 7:04 p.m.

2. Audience Comments: Gary Chrey and Marc Islam present
None.

Business Items:
3A. Discussion of Permitted Uses in the Business Professional Zoning Designation
Associate Planner Bonsell began the meeting by suggesting that we begin the meeting where we left off the previous planning commission meeting in the discussion of potentially revising the uses allowed in the Business Professional zone. Mr. Bonsell explained that at the last meeting the Planning Commission directed staff to examine the potential for a separate BP II zoning designation and look at the list supplied by Mr. Chrey and Mr. Islam to determine which revisions may be appropriate and will maintain the goals envisioned by the City Council and the Planning Commission for the BP zone. Mr. Bonsell supplied a memorandum where staff discussed what was felt to be appropriate revisions, the reason and any restrictions that may be necessary with use adoption. In response to a question by Commissioner Michael at the last meeting Mr. Bonsell supplied a Comp Plan map and a Zoning map that were in effect when the building at 1950 Pottery was constructed. Comp Plan designation was commercial and Zoning designation was residential.

Commissioner Michael warned that the original discussions regarding uses were very specific in that only those business’s that support the medical community and services that are health field related were to be allowed in the BP zoning designation. Also we should tread very carefully as we attempt to make buildings more business friendly. Mr. Bonsell responded that he agreed with Michael’s assessment but that regulations don’t have to be static and never changing. That ordinances sometimes work and sometimes don’t and unintended consequences must be accounted for and regulations can be more dynamic. Mr. Michaels said he was not necessarily opposed to revisions but was warning us that we should tread carefully.

A discussion ensued between Commissioners Baglio and Michaels regarding what is considered retail. Mr. Michael believed that any business where money exchanges hands is retail. Mr. Baglio believes that to be retail, goods must be exchanged for monetary compensation.

Mr. Michael asked if staff knew what the vacancy rates were in the other buildings in the potential BP II zone. Mr. Bonsell responded that he didn’t have that information but would drive to the site and check. Mr. Michael asked if the other property owners have been notified regarding potential changes in a BP II zone. Mr. Bonsell said not yet but that now would be a good time to conduct a public meeting and notify building owners. Development Director Bond agreed that we were far enough along in the process to conduct a public meeting and that staff would advertise the meeting on the website, in the paper of record and a mailing to all property owners within a 1,000 foot radius of the area.
4. APPROVAL OF MINUTES
November 18, 2013:
Planning Commissioner Robert Baglio made the motion to approve the minutes. Commissioner Trish Tierney seconded the motion. Upon vote, motion passed unanimously, 5 – 0.

5. ADJOURN:
Chairman Annett Stewart adjourned the meeting at 8:05 p.m.

[Signatures]
Annette Stewart, Chairman
Nick Bond, City Development Director