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## Planning & Zoning Commission Meeting Minutes

March 17th, 2022 at 6:00pm

City Hall

Chairman Neal called the regular meeting of the Planning & Zoning Commission to order at 6:03pm.

### Members Present:

- Chairman Neal
- Commissioner Rice
- Alderman Sagaser
- Secretary Evans
- Mayor Warwick

### Others Present:

- Kyle Lee, Community Development Supervisor
- Lacy Hamby, Planning & Zoning
- Stephen Rose, Code Compliance Official
- Tracy Slagle, City Administrator
- Donald Brown, City Attorney

**Approval of Agenda:** After reviewing the agenda, Alderman Sagaser made a motion to approve the agenda. Mayor Warwick seconded. The agenda was approved.

**Approval of Meeting Minutes:** After reviewing the minutes from the meeting on February 24, 2022, Secretary Evans made a motion to approve as presented. Alderman Sagaser seconded the motion. The February minutes were approved.

### New Business:

- **Public Hearing ZC-22-03 – Zoning Change Application 730 E Aldrich Rd:** At 6:05pm, Chairman Neal called the public hearing to order. There were no citizens present to speak on the matter. Chairman Neal closed the public hearing at 6:06pm.
- **Discussion & Recommendation – ZC-22-03:** Chairman Neal opened the discussion by the Board. The Commission discussed the surrounding zoning. Mayor Warwick made a motion to recommend approval to the Board of Aldermen for ZC-22-03. Alderman Sagaser seconded. The motion passed.

- **Preliminary Plat Application – Simon Square Plat 3:** Kyle Lee presented the application to the Commission. Developer is requesting modifications to the preliminary plat for Simon Square Plat 3. The proposed plat met the requirements. Chairman Neal opened the discussion by the Board. Alderman Sagaser made a motion to approve the application for Preliminary Plat. Commissioner Rice seconded the motion. The application was approved.

#### **Old Business:**

- **Discussion – Qualifications and Supplementation to Districts Parking and Storage of Recreational Equipment:** Chairman Neal opened the discussion by the Board. Kyle Lee approached the Commission. Staff reached out to the surrounding communities. There were cities that were more stringent and others that had no regulation. The Commission discussed the use of issuing temporary permits to allow citizens to park recreational equipment in front of the principal structure for a short term. After discussion, the Commission had no recommendation to change the intent within the zoning regulations.
- **Discussion – Short Term Rentals:** Chairman Neal opened the discussion by the Board. Kyle Lee presented the updated draft to the Commission. Commissioners discussed the special use permit that would be required. The Commission recommended that all residential districts be included within the regulation. Staff is to bring back the draft language to hold public hearing.

**Community Development Update:** Kyle Lee approached the Commission. Kyle mentioned there would be an upcoming zoning change request for the Simon Square Plat 3 preliminary plat. Possible preliminary plat to be submitted for the April meeting.

There were no citizen comments.

Alderman Sagaser made a motion to adjourn the meeting. Secretary Evans seconded the motion. Chairman Neal adjourned the meeting at 7:12pm.