

MONROE PLANNING COMMISSION MINUTES

July, 10, 2017 6PM MONROE CITY HALL COUNCIL CHAMBERS

1. OPENING: Call to Order-Vice Chair Stan Salot called the meeting to order at 6:00 PM.
2. PLEDGE OF ALLEGIANCE: Vice Chair Salot led the commission and audience in the Pledge.
3. ROLL CALL: CA Hohnbaum conducted roll call. Present was Stan Salot, Tim Eastridge, Dan Sheets, Fred Cuthbertson and Linda Fredricks. Staff: Rick Hohnbaum, City Administrator. Also in the audience was Councilor Billings and Katie Mange.
4. PUBLIC ITEMS AND COMMENTS: Katie Mange on North 3rd Street expressed concern about the happenings involving the brickyard. She inquired if it was going to be discussed at the meeting and CA Hohnbaum shared the agenda item regarding the brickyard. She expressed her concern about the potential effects on traffic involving future development in that area. Chair Salot stated that comments would be allowed when that agenda was discussed.
5. APPROVE MINUTES FROM JUNE 5 MEETING: Commissioner Eastridge moved to approve the minutes of June 5, 2017 as presented. Commissioner Cuthbertson seconded the motion. Ayes: All.

6. PUBLIC HEARINGS:

Legislative Public Hearing --- **An Ordinance Amending the City of Monroe Comprehensive Plan Text and Zoning Map to Create a Planned Unit Development Overlay within the City.**

Vice Chair Salot clarified with the commission and staff that if they felt there was a conflict in his presiding based upon his land involvement he would step aside. CA Hohnbaum stated that since it was a legislative process affecting the entire community and not site specific that it was his opinion there was no conflict. Salot inquired of the commission and by consensus they agreed. Vice Chair Salot open the public hearing at 6:18. Vice-Chair Salot read the Monroe Land Use Public Hear Script outlining the public hearing process and procedures for the record. Chair called for the staff report which CA Hohnbaum presented. Chair inquired about any limits imposed by the proposed language and CA Hohnbaum highlighted the limits for the open spaces and the 150 percent limit above the existing residential zoning. Chair called for any public testimony. Councilor Billings stated that he was in favor but that he

would really be a watchdog to see that the development happens right including sidewalks curbs and gutters. Chair called for testimony in opposition. Commission shared the concerns that Commissioner Eastridge stated about wanting to make sure that PUD's don't occur on small lots but only for larger projects. Chair Salot closed the hearing at 6:45pm. Commissioner Fredricks moved to approve the amendment as proposed and recommend to the City Council that they adopt the ordinance legislating the code change. Commissioner Sheets seconded the motion. Ayes: All.

7. OLD BUSINESS:

a. Pacific Addition Subdivision Application –Status Update Extension

CA Hohnbaum stated that despite his notification to the applicant about being on the agenda for a status check, he had received no additional information and contact. CA Hohnbaum stated that at the August meeting, the planning commission would either need to receive an official request for an extension and waiving the 120 day decision limit rule or they would be receiving a recommendation from the city planner to deny the application.

b. Brickyard Rezone Application-Status Update Extension

CA Hohnbaum stated that despite his notification to the applicant about being on the agenda for a status check, he had received no additional information and contact. CA Hohnbaum stated that at the August meeting, the planning commission would either need to receive an official request for an extension and waiving the 120 day decision limit rule or they would be receiving a recommendation from the city planner to deny the application.

c. Red Hills Application-Extension Expires August 31, 2017

CA Hohnbaum stated that despite his notification to the applicant about being on the agenda for a status check, he had received no additional information and contact. CA Hohnbaum stated that at the August meeting, the planning commission would either need to receive an official request for another extension or they would be receiving a recommendation from the city planner to deny the application.

d. Comp Plan Review and Update

The Planning Commission discussed the process and input relating to the first three draft chapters and how they could move forward on this project. CA Hohnbaum asked if they were still planning on a work session since they have a special meeting scheduled for Monday. By consensus they agreed to a work shop on July 20th at 5pm. Commission Fredricks inquired about the draft third chapter which CA Hohnbaum provided what was given to the city council. The commission discussed the 18 statewide planning goals as well as the vision for the city and how they converge in order to create the comp plan.

e. Other old business

8. NEW BUSINESS:

a. Hearing for Dollar General Store: CA Hohnbaum stated that the Planning Commission is scheduled to conduct a public hearing Monday July 17th on the

Dollar General Store. He distributed copies of the applications they submitted and stated that the staff report would be completed within 48 hours.

b. Other new business

CA Hohnbaum stated that he met with the engineer and architect for the proposed brewpub to be built at the corner of Kelly and Highway 99 on Friday and that he expects to see the application for it around August 1st.

8. RECOMMENDATIONS TO COUNCIL: Adopt the PUD Ordinance

9. ADJOURNMENT: Vice Chair Salot adjourned the meeting 7:06pm

Respectfully Submitted;

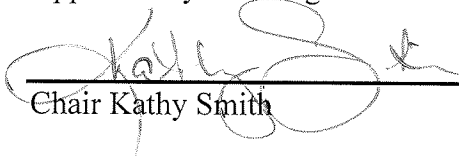
Rick A. Hohnbaum



Date:

Approved by Planning Commission Action August 24, 2017

Chair Kathy Smith



1.8.18

Date:

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