

## Agenda for the Meeting

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Previous Meeting Minutes from 12-18-2023**
4. **Old Business – None**
5. **New Business**
  - a) Case Number 2024-002 is a request for a site plan review for a trailer dealership and repair shop at parcel number 208102240 0000601 (address unassigned as of 1-29-2024) by IPD, LLC engineer, Opportunity Holdings, LLC, Owner. The subject parcel consists of +/- 2.87 acres and is Lot 6 of the subdivision known as “Scott Industrial Subdivision”. The subject parcel is currently zoned as M-1, Light Industrial.
6. **Other Business.**
7. **Adjournment.**

## Start of the Items/Cases Portion of the Minutes –

**City Planning Commissioners present** – Chad Engelke (Chair), Jimmy Stokes (Vice-Chair), Linda McGan (Secretary) Janice Vidal, William Egner, Clara Kirkley, Kirby Carter, and Jessie Ware.

**City Staff** – Andrew Hockensmith, Planning Director; Jonathan Ryan, City Information Technology (IT); and Billy Simco, Planner I - Stormwater

**Items 1 and 2.** The Chair called the meeting to order at 6:00 p.m. The Secretary took roll call with all planning commissioners present. The Pledge of Allegiance was led by the chair and recited by those in attendance.

**Item 3.** Approval of minutes from the 12-18-23 Planning Commission meeting.

**Motion** to approve minutes as mailed – Kirkley. **2<sup>nd</sup>** – Stokes. **Vote:** Motion passed, 7-0.

4. **Old Business – None**
5. **New Business.**
  - a) Case Number 2024-002 is a request for a site plan review for a trailer dealership and repair shop at parcel number 208102240 0000601 (address unassigned as of 1-29-2024) by IPD, LLC engineer, Opportunity Holdings, LLC, Owner. The subject parcel consists of +/- 2.87 acres and is Lot 6 of the subdivision known as “Scott Industrial Subdivision”. The subject parcel is currently zoned as M-1, Light Industrial.

Director Hockensmith presented the case, detailing the merits of approving the site plan as well as the complications associated with the plan as presented. Chance Walker, IPD. LLC. spoke to explain the deficiencies in the site plan as presented and why choices were made that were not in accordance with what is required by the zoning ordinance. Planning Commissioner Vidal and others expressed concern that Mr. Walker was not the owner of the property and thus unable to answer questions related to changes to the budget for the project. A motion to table the case until the owner could be present was made by Planning Commissioner Vidal with a 2<sup>nd</sup> from Planning Commissioner Stokes.

**Chair** – Called for a motion to table Case Number 2024-002 until the owner could be present.

**Motion** – Vidal. 2<sup>nd</sup> – Stokes. **Vote: passed, 7-0**

**6. Other Business** - None

**7. Adjournment.**

**Chair** – Called for a motion to adjourn. **Motion** – Vidal. 2<sup>nd</sup> – Kirkley. **Vote:** Motion to adjourn the meeting at 6:39 p.m. **passed, 7-0.**

**(Scrivener's Note:** These minutes were prepared by Billy Simco, Planner I - Stormwater, on 2-20-2024 and reviewed by Andrew Hockensmith, Planning Director.)