



EL DORADO

THE FINE ART OF LIVING WELL

PLANNING COMMISSION MINUTES - DRAFT

June 25th, 2020

6:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Tetrick called the meeting to order at 6:30pm.

Members Present:

Scott Leason
Brad Long
Kyle McLaren
Kelly Tetrick
Gerald Watson

Staff Present:

Jay Shivers

Others Present:

Nick Badwey
Mitch Walter

2. APPROVAL OF MINUTES

Commissioner Long moved to accept the minutes of the May 28th, 2020, meeting, seconded by Commissioner Leason. The motion passed (5-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 20-06-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A 1,500 SQUARE FOOT ACCESSORY STRUCTURE AT 500 S. ALLEGHANY.

1. Presentation of Request

Mr. Shivers reviewed the application, stating the request is for a 1,500 square foot accessory structure. Mr. Shivers reviewed the zoning changes made in 2019 for accessory structures. Nick Badwey, applicant, said the property was two lots that have been combined. The previous owner tore down the house on the vacant lot. He will use it for storage purposes.

Commissioner Long asked about garage door size. Mr. Badwey said it would be 12 feet tall. He said his wife would install numerous plantings and a wrought iron fence and gates. He said he would have chain link fencing on the sides. Mr. Badwey said the blue house is currently rented.

Commissioner Watson asked if the rear setback of eight feet meets code. Mr. Shivers says that is the correct distance for accessory structures and said it is greater for the primary residence.

Chairman Tetrick asked if there is an alley; Mr Badwey said it is farther east.

Commissioner McLaren asked if the middle property line has been vacated. Mr Badwey said it has been vacated.

2. Public Hearing

Chairman Tetrick opened the public hearing. Mr. Shivers said he sent notices to property owners within 200 feet. He received two phone calls asking what was going on, no opinions were shared.

There being no one to speak, the public hearing was closed.

3. Discussion by Planning Commission

Commission Leason asked if it was legally one piece of property. Mr. Badwey said it was two pieces, now it is combined to one. Commissioner Leason asked about it potentially being sold off separately. Mr. Shivers said that would be illegal. Commissioner Leason was concerned about the fencing between the building and the house.

Commissioner Long said it reminds him of Randy Ewart's building, with the distance off the road and proposed landscaping.

Mr. Shivers said they have criteria for SUPs, but many of them don't apply well to accessory structures since they typically don't impact utilities or create major impacts like traffic. They're looking at compatibility with the area.

The Planning Commission discussed the height of the building. Mr. Badwey said it will not be taller than the house.

Commissioner McLaren asked Mr. Badwey to clarify his fencing plan. Commissioner McLaren said he was concerned about the fencing between the building and the house.

Commissioner Leason said fencing off the building will make it look like a stand-alone lot and gives other people ideas about storage buildings in neighborhoods. Mr. Badwey said he didn't think they could build one without a house.

Mr. Badwey said they would only fence to the gates that would be behind the house. The Planning Commissioners thought the proposed fence would go all the way to Alleghany. Mr. Badwey said the side fences would not go past the gates. Chairman Tetrick said he didn't think the chain link would draw much attention.

4. Motion

Commissioner Long moved to recommend approval of Case No. 20-06-SUP, a request by Nick Badwey, for a Special Use Permit to allow a 1,500 square foot accessory structure on the property located at 500 S. Alleghany Street, for the reasons set forth in the staff recommendation and heard at this public hearing, seconded by Commissioner McLaren.

Roll Call Vote:

Scott Leason	N
Brad Long	Y
Kyle McLaren	Y
Kelly Tetrick	Y
Gerald Watson	Y

The motion passed (4-1).

ITEM NO. 2 - CONSIDERATION OF PROJECT PLAN FOR ORSCHELN FARM AND HOME REDEVELOPMENT PROJECT IN THE WEST CENTRAL GATEWAY REDEVELOPMENT DISTRICT.

1. Presentation of Request

Mitch Walter presented the Orscheln Farm and Home Redevelopment Project and West Central Gateway Redevelopment District. Mr. Walter also provided an overview of tax incrementing financing.

Mr. Shivers said the Planning Commission reviewed and approved the plat for this project. He said they did not see the site plan because it was an administrative process and the project met all development regulations. Mr. Shivers said the Comprehensive Plan recommends commercial uses in this area and the project appears to meet that recommendation.

Commissioner McLaren asked if they would discuss the specifics of the site plan. Mr. Shivers said it is about a financing district and that the site plan has already been approved. State statute says they need to determine if meets the Comp Plan to approve financing.

Commissioner Long asked about the next step. Mr. Walter said the City Commission would hold a public hearing and receive the determination of the Planning Commission.

The Commission asked what areas are in the TIF district. Mr. Shivers said it's just the commercial lots, not the new residential lots.

2. Discussion by Planning Commission

No further discussion.

3. Motion

Commissioner Leason moved to find the Orscheln Farm and Home Redevelopment Project Plan to be consistent with the City of El Dorado 2030 Comprehensive Plan, seconded by Commission Watson.

Roll Call Vote:

Scott Leason	Y
Brad Long	Y
Kyle McLaren	Y
Kelly Tetrick	Y
Gerald Watson	Y

The motion passed (5-0).

4. OLD BUSINESS

5. STAFF ITEMS

Mr. Shivers asked the Commission to pick up a copy of the Capital improvement Plan (CIP) on the way out. He also asked how the Planning Commission would like to review the CIP. The Planning Commission said they would like Scott Rickard to provide an overview of the projects.

6. ADJOURNMENT

The meeting adjourned at 7:10pm.