



EL DORADO

THE FINE ART OF LIVING WELL

PLANNING COMMISSION MINUTES

July 25th, 2019

6:30 p.m.

1. CALL TO ORDER & ROLL CALL

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

Members Present

Steve Fellers
Scott Hackler
Scott Leason
Brad Long
Kyle McLaren
David Stewart
Kelly Tetrick
Gerald Watson

Staff Present

Jay Shivers

Others Present

Michael and Gigi Dudeck

2. APPROVAL OF MINUTES

Commissioner Stewart moved to approve the minutes of the June 27th, 2019, meeting. Commissioner Hackler seconded the motion. The motion passed unanimously (8-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 19-05-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A PUBLIC ASSEMBLY VENUE AT 114 W. CENTRAL AVENUE.

1. Presentation of Request

Jay Shivers reviewed the staff memo. Michael and Gigi Dudeck said when they moved to El Dorado in 2012 there was a house of prayer on the corner of Central and Main Street. He said they would like to have another one downtown, though smaller. They are currently open two evenings a week. They haven't had more than 20 people at one time up to this point. Mrs. Dudeck said they moved to El Dorado for the house of prayer. She said 10 to 15 people come from other towns and it draws people to downtown area. She said the old house of prayer was unsupervised, this one will have someone present.

Commissioner Long asked if there was a rear entrance to access the parking lot to the north. Mr. and Mrs. Dudeck said there is a rear entrance.

Commissioner Fellers asked about the occupancy for the building. Mr. Shivers said the applicant met with him and building official and decided to proceed with the SUP first. If approved, the applicants will work with the Building Official and Fire Marshal to set the building occupancy. Mr. Shivers said in discussion with the applicant they were considering as many as 50 people in the future, but that will ultimately be determined by the building's occupancy.

Chairman Tetrick asked if there are plans to expand the nights that they will be open. They said they hope to offer more dates and times, but not sure right now. Mr. Dudeck said there is plenty of parking available for their evening gatherings.

Chairman Hackler asked if there's any plans to develop the front of the building for retail use, noted it's a big building for 20 people. Mrs. Dudeck said it's a possibility but not sure right now. She said there's a large room and four offices, including one Mr. Dudeck uses for his business, one for storage, and the rest personal prayer rooms. They don't have a plan for retail right now.

Chairman Tetrick asked if was zoned to allow retail. Mr. Shivers said it is allowed.

Commissioner Fellers asked if property taxes would be assessed for a house of prayer. Mr. Shivers said he didn't know and it's not part of the discussion. Mr. Dudeck said they live in the building and the house or prayer is not registered as a 501c3, so it should all be taxable.

2. Public Hearing

Chairman Tetrick opened the public hearing. Mr. Shivers said he received a few phone calls. Angel Paige, owning properties at 123 and 125 W. Central Avenue, stated she supports the application. Ryan Murray from ICI called to learn more and had no objections. The third and last call was an inquiry, no comments shared. There being no one else to speak, the public hearing was closed.

3. Discussion by Planning Commission

Commissioner Leason asked if they moved to another property will the SUP stay with the building. Mr. Shivers said the SUP would stay with the property for 12 months. If the SUP-approved use is not used for 12 months, the SUP expires.

Commissioner Fellers asked if ADA regulations apply to older buildings. Commissioner Stewart said there are provisions that will apply depending on the level of renovation. New improvements would be required to comply with ADA.

Commissioner Hackler said he is concerned the proposed use doesn't support the downtown retail district or bring people to the area during normal business hours.

4. Motion

Commissioner Stewart moved to recommend approval of Case No. 19-05-SUP, a request by Michael and Legene Dudeck, for a Special Use Permit to allow a public assembly venue at 114 W. Central Avenue, for the reasons set forth in the staff recommendation and heard at this public hearing, seconded by Commissioner Leason.

Roll Call Vote

Steve Fellers	Y
Scott Hackler	Y
Scott Leason	Y
Brad Long	Y
Kyle McLaren	Y
David Stewart	Y
Kelly Tetrick	Y
Gerald Watson	Y

The motion passed (8-0).

4. OLD BUSINESS

5. STAFF ITEMS

Mr. Shivers informed the Commission there would be a meeting on August 22nd, the Magellan Pipeline SUP and rezoning was approved by City Commission, and the Deer Grove RV Park appeal was dismissed.

6. ADJOURNMENT

The meeting adjourned at 7:51pm.