



EL DORADO

THE FINEST ART OF LIVING WELL

PLANNING COMMISSION MINUTES - DRAFT

August 27th, 2020

6:30p.m.

1. CALL TO ORDER & ROLL CALL

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

Members Present

Steve Fellers

Scott Leason

Brad Long

David Stewart

Kelly Tetrick

Gerald Watson

Staff Present

Jay Shivers

2. APPROVAL OF MINUTES

Commissioner Stewart moved to approve the minutes of the previous meeting, seconded by Commissioner Leason. The motion passed (6-0).

3. NEW BUSINESS

ITEM NO. – CASE NO. 20-02-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 3.6 ACRES AT 2235 W. TOWANDA AVE. FROM A-R AGRICULTURAL RESIDENTIAL DISTRICT TO C-1 GENERAL BUSINESS DISTRICT.

1. Presentation of Request

Jay Shivers reviewed the staff memo and said the rezoning would better represent what is occurring on the property, allow the applicant to purchase and subdivide the property, and that commercial uses are a good fit at this location.

Jon Walker, applicant, said he is currently downsizing his vehicle storage yard and has no plans to expand it.

2. Public Hearing

Chairman Tetrick opened the public hearing. Zach Cannady, representing 700 S. Haverhill, said he was only there to learn more about the rezoning. There being no one else to speak, the public hearing was closed. Mr. Shivers said the state requires notifications to be sent out to 1,000 feet when a property is outside city limits. He said he received only one email asking for more information, also from 700 S. Haverhill Road.

3. Discussion by Planning Commission

Commissioners Stewart and Fellers asked how the property can be on city water and sewer without being inside city limits. Mr. Walker said the property has been connected for at least 20 years. Mr. Shivers said there is a current policy that requires annexation but is not sure what policies were in place 20 or 30 years ago when it was connected.

4. Motion

Commissioner Leason moved to recommend approval of Case No. 20-02-REZ, an application by Jon Walker to rezone 2235 W. Towanda Avenue, from A-R Agricultural Residential District to C-1 General Business District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Long.

Roll Call Vote

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

The motion passed (6-0).

4. OLD BUSINESS

5. STAFF ITEMS

Mr. Shivers said there will be a September Planning Commission meeting.

6. ADJOURNMENT

The meeting was adjourned at 6:50pm.