

**Minutes**  
**Planning Commission Meeting**  
**January 19, 2016, 5:30 p.m.**

Chairwoman D'Arville called the meeting to order at 5:35 p.m. and led the Pledge of Allegiance.

**Proof of Publication:** The agenda was posted on City's website and City Hall bulletin board on Friday, January 15, 2016.

**Roll Call**

Members Present: Brenda D'Arville, Lisa Sheffield, Wilbur Vanwyck, Maryann Hilton

Members Absent: Tracy Fero, Paul Cowan

Staff Present: Eddie Esch, Lonnie Smith, Teresa Malmberg, Andrew Hand

**1. Approval of Minutes**

Motion and approval for minutes of the December 22, 2015, Special Meeting to be postponed until the February meeting or as soon thereafter as can be heard.

**2. Election of Chairman and Vice Chairman For 2016**

Motion and approval for election to be postponed until the February meeting or as soon thereafter as can be heard.

**3. Chair's City Council Report**

Chairwoman D'Arville had nothing to report. Eddie Esch reported that the Site Plan for the Anglers Resort motel is pending approval. Council is requiring a parking variance and has deferred the item back to the Planning Commission for review. Mr. Esch requested the Planning Commission meet on February 2, 2016, to make the next Council meeting if Commissioners can agree on the date. Do not want to delay this item more than necessary. Commissioners agreed meet February 2, 2016, at 5:30 p.m.

**4. Quasi-Judicial Hearing - Application for Rezone - Myers - RBO to B3**

Chairwoman D'Arville gavelled down and stated, "It is 5:44 p.m. and I close the regular meeting and open the public hearing to discuss Application Number REZ1516-02 for rezoning a portion of 20799 Walnut Street from RBO to B3."

City Attorney Andrew Hand performed the swearing in of all potential witnesses in this matter. Chairwoman D'Arville polled Commissioners for any ex parte communication concerning this matter. All members responded they had no ex parte communication.

Lonnie Smith reviewed the staff report and findings of fact in detail. Commissioners, staff and property owner discussed the application, parking, purpose and past use of the building as well as parcel layout, neighbor noticing and all proper documentation submitted.

Chairwoman D'Arville gavelled down and stated, "It is now 6:04 p.m. and I close the public hearing and open the regular meeting."

Wilbur Vanwyck motioned to approve recommendation to Council to approve the rezoning from RBO to B3. Maryann Hilton seconded. The motion passed by unanimous vote, 4-0.

## **5. Review Draft Chicken-Keeping Ordinance for Consistency with the Comprehensive Plan**

Chairwoman D'Arville opened the floor for public comment. Councilman Green summarized the history and background of how this change to the ordinance came about. An interested citizen came forward, and then come to find out other residents are interested in raising chickens as well, no roosters.

Lonnie Smith reviewed the staff report and defined the Commission's responsibility in regard to this ordinance. Commissioner's pointed out several areas needing further review and possible revision. Requested staff make changes and put out for Commissioners to have time to review before the special meeting scheduled for February 2, 2016.

Lisa Sheffield motioned to continue review of draft Ordinance for chicken-keeping for consistency with Comprehensive Plan to the February 2, 2016, special meeting. Wilbur Vanwyck seconded. The motion passed by unanimous vote, 4-0.

**6. Public Input** – Louise Kenny discussed history of zoning change in Blue Cove from R1 to R1A and noted that there is no R1 zoning left in the City. The R1 zoning is not necessary in the ordinance.

**7. Adjournment** - The meeting was adjourned at 7:00 p.m.

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Brenda D'Arville, Chairwoman

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Teresa Malmberg, Admin. Coordinator