

On Thursday, January 30, 2020, at 7:00 p.m., a special meeting of the Plan Commission was called to order. Roll Call. Present: Chair Rene Morris, Doug Freed, Aurelio Gallardo, Skip McCloud, Steve Munson and Jamie Schwingle. Absent: Dick Linville.

Also present were: Planner Dustin Wolff of Mead and Hunt, Building and Zoning Superintendent Amanda Schmidt, Attorney Tim Zollinger, City Manager Scott Shumard, 1st Ward Alderman Retha Elston and Assistant City Clerk Monique Castillo.

Munson made a motion to approve the minutes of January 16, 2020 as presented. The motion was seconded by Freed. Voting – Ayes: Morris, Freed, Gallardo, McCloud, Munson and Schwingle. Nays: None. Motion carried.

Chair Morris opened a Public Hearing at 7:02 p.m. to hear the recommendation to Annex eight parcels contiguous to the City, in the Steelton subdivision – Group 2, and Zone as SR-8.

Zollinger noted city is petitioner, all properties have sewer access and pre-annexation agreements.

Wolff mentioned the majority of the properties have small side yards/set-backs. The SR-8 zoning will allow us to keep the properties legal and conforming.

Freed inquired on the number of residents being annexed and how the 5-plex would be handled. Schmidt noted several parcels have residential units on them, the 5-plex will be annexed in as-is and would not be able to be rebuilt with the same footprint if destroyed.

Munson inquired on the description of an SR-8 zoning. Wolff explained an SR-8 zoning would apply to properties with the smallest residential area – he again referenced all these properties have small side yards/set-backs.

With no further discussion by staff, commissioners or guests, Chair Morris noted publications were made, fees were paid, notification requirements were met, signage notifying the public of the hearing was placed at the site for at least two weeks and no written or verbal comments were made.

Freed made a motion to approve the Annexation of eight parcels contiguous to the City, in the Steelton Subdivision – Group 2, and Zone as SR-8. The motion was seconded by Munson. Voting – Ayes: Freed, Gallardo, McCloud, Munson, Schwingle and Morris. Nays: None. Motion carried.

The public hearing was closed at 7:07 p.m.

Chair Morris opened a Public Hearing at 7:08 p.m. to hear the recommendation to Annex the parcel at Oak Grove & West LeFevre, PIN #11-17-454-016 and Zone as SR-4.

Zollinger noted City is the petitioner and became the owner of this parcel and the parcel to the south, a few years back, by tax sale. This is a vacant lot, outside city limits. The parcels on the north and south end are annexed and zoned SR-4.

With no further discussion by staff, commissioners or guests, Chair Morrison noted publications were made, fees were paid, notification requirements were met, signage notifying the public of the hearing was placed at the site for at least two weeks and there were no written or verbal comments received.

McCloud made a motion to Annex the parcel at Oak Grove Avenue & West LeFevre, PIN #11-17-454-016 and Zone as SR-4. The motion was seconded by Schwingle. Voting – Ayes: Gallardo, McCloud, Munson, Schwingle, Morris and Freed. Nays: None. Motion carried.

The public hearing closed at 7:11 p.m.

Chair Morris opened a Public Hearing at 7:13 p.m. to hear the recommendation to Annex the Northeast corner of Lynn Boulevard and 16th Avenue and Zone as SR-4.

Zollinger noted the City is the petitioner. The property was utilized as a staging area to perform the necessary work to move a force main.

Wolff noted this property is contiguous to the city limits and the surrounding properties are zoned SR-4.

Freed inquired about future developments/plans with this property. Shumard is hopeful, once the property is zoned, to find a developer for residential housing.

With no further discussion by staff, commissioners or guests, Chair Morrison noted publications were made, fees were paid, notification requirements were met, signage notifying the public of the hearing was placed at the site for at least two weeks and there were no written or verbal comments received.

Munson made a motion to Annex the Northeast corner of Lynn Boulevard and 16th Avenue and Zone as SR-4. The motion was seconded by Freed. Voting – Ayes: McCloud, Munson, Schwingle, Morris, Freed and Gallardo. Nays: None. Motion carried.

The public hearing closed at 7:18 p.m.

Chair Morris opened a Public Hearing at 7:19 p.m. to hear the recommendation to Annex the Cassens property, contiguous to city limits, at East Lynn Boulevard, PIN #11-17-454-016 and Zone as RH (Rural Holding).

Zollinger noted the city is not the petitioner in this case but will speak on behalf of the petitioner. The owner agreed to annex after an unfortunate issue with a collapsed sewer line that sunk a large piece of farming equipment. The owner is now requesting to annex to abandon the easement.

Wolff noted an RH zoning means we are not quite ready to develop, this zoning will help to avoid premature developments.

Munson inquired if RH was a new zoning. Wolff noted it is currently in the ordinance and allows for future developments. We are utilizing here as we do not have an Agriculture zoning. In addition, this zoning will not allow for animal farming such as cattle or swine.

It was noted in the early 70's a sewer line was put in with hopes to develop but this never happened.

With no further discussion by staff, commissioners or guests, Chair Morrison noted publications were made, fees were paid, notification requirements were met, signage notifying the public of the hearing was placed at the site for at least two weeks and there were no written or verbal comments received.

Schwingle made a motion to Annex the Cassens property, contiguous to city limits, at East Lynn Boulevard, PIN #11-17-454-016 and Zone as RH (Rural Holding). The motion was seconded by Gallardo. Voting – Ayes: McCloud, Munson, Schwingle, Morris, Freed and Gallardo. Nays: None. Motion carried.

The public hearing closed at 7:24 p.m.

The next Plan Commission meeting is February 20, 2020 at 7:00 p.m. We will have two more public hearings; Steelton Group 3 and Majeski. Then we will continue our discussion with the Comprehensive Plan.

With no further business to discuss, the meeting was adjourned at 7:28 p.m.

Monique Castillo
Assistant City Clerk