

I. PROCEDURES

- A. Call to Order Chairman Buck Williams called the meeting to order at 7:00 p.m.
- B. Pledge of Allegiance Chairman Buck Williams led the pledge of allegiance.
- C. Roll Call Present were Chairman Buck Williams, Commissioners Brad Massey, Barbara Brutvan, and Phil LaGro. A quorum was present. Absent were Commissioner Harry Schmitz and Tony Robertson. Present from Staff were Tim Pettit, Chief Building Inspector, and Sue Bennett, Deputy City Clerk/HR Administrator.
- D. Adoption of Agenda Commissioner Brutvan made a motion to adopt the Agenda as presented. Commissioner Massey seconded the motion, and it carried.
- E. Approval of Minutes from July 20, 2017 Commissioner LaGro made a motion to approve the minutes as presented. The motion was seconded by Commissioner Brutvan, and it carried.

II. PUBLIC PARTICIPATION - None

III. Site Plan #APN201-11-007/CASE# (SP01)-19-01 – 2 Principal Buildings – Darren Smith

- A. Report given to the Planning & Zoning Commissioners for review.
- B. Tim Pettit presented Mr. Smith's request to allow a 2-unit principal building on a single parcel, an insert was given with the proper codes. Mr. Smith wants to put a resident home with a duplex in the back, went through density and usage, this is allowed. If he wanted to put in a triplex, it would be allowable without approval. Since this is a two principal building he will need approval from the P&Z Commissioners and the City Council and recorded through the County. All the code requirements have been meant. Mr. Smith is available if the Commissioners have any questions.

RECESS TO PUBLIC HEARING_

Sabrina Sartor who is a resident near this property expressed concern on her electrical connections. Mr. Smith informed Ms. Sartor that APS will be installing another power pole and she would be out power for no more than 15-20 minutes the day of installation. The additional utility pole will be down the property line.

RECONVENE TO REGULAR PLANNING AND ZONING SESSION

- C. Chairman Williams asked the Commissioners if there were any further questions or concerns regarding Mr. Smith's Site Plan. Commissioner Massey inquired that the building runs north and south and was concerned on parking, would there be a driveway coming from the alley and Grant Ave? Pettit informed the Commissioner that it would be a concrete driveway from Grant Ave. The requirement for parking spots are two per resident, Mr. Smith will have 2 spots for the front house and 4 spots for his back duplex unit. Commissioner LaGro asked about the further south parking

spot is there enough room. Mr. Pettit informed the Commissioner that they left a 20x20 foot hammerhead that they come out and drive by. Commissioner Brutvan asked if we have had any comments or complaints regarding our Public Notice. Deputy City Clerk stated that no public comments received. Mr. Pettit had one phone call inquiring about the onsite parking. Our Public Notice did not have the updated plans but offered a phone number with more questions, the caller was satisfied with the parking.

Chairman Williams asked if there were no further questions he would like a motion to approve. Commissioner Brutvan motioned to approve Mr. Smith Site Plan of 2 Principal Buildings on single lot located at 236 E. Grant Ave, APN#201-11-007. Commissioner LaGro seconded and it carried.

IV. ADJOURN

The meeting adjourned at 7:12 p.m.

Buck Williams, Chairman

ATTEST

Sue Bennett, Deputy City Clerk