

Planning & Zoning Commission Minutes
May 10, 2022

In Attendance:

Commission: Scott Owens, Trudy Dils, Twyla Cordry, Yvonne Reeves-Chong, Cecil Davis

City Staff: Miriam Jones, John Doyle

Guests: Keith Pritchard, Angie Gable, Mark Rowden, Caleb Rowden, Alan Clark, Geni Westling, Don Westling

- 1. Call to Order** – Twyla Cordry called the meeting to order at 5:34 pm. A quorum was present.
- 2. Approval of Minutes** – Twyla Cordry put forth the meeting minutes from April 12, 2022 for approval. Trudy Dils made the motion to approve the minutes. Motion was seconded by Yvonne Reeves-Chong. The motion passed unanimously.
- 3. Open Public Hearing- Conditional Use Permit**– The public hearing was opened at 5:36 pm for a conditional use request to allow an 80-foot Splash Wireless tower to be located in the backyard of 104 Elliot Drive. Twyla Cordry asked if anyone was present to speak on behalf of 104 Elliot. No one present. Twyla Cordry asked if anyone else would like to speak. Keith Pritchard of 300 Highland Woods stated he comes to the meeting to continue to say a residential subdivision is not a place for cell tower or internet tower. Nothing against them there are just other places for them to be located. Mr. Pritchard would like the commission to consider not authorizing use of cell tower in residential area. Alan Clark of 1210 Home Ave stated he is concerned about the tower going in. Just last month City Council denied a tower. All anyone has to do is apply for conditional use permit in order to have a tower however, doesn't mean it should be permitted. If allow this one then other people will come next time and then when will it stop, something has to be put in place. Cecil Davis stated we are currently working on that and it's at the lawyer's office now. Cecil Davis made a motion to deny the conditional use permit. Scott Owens seconded motion. All in favor. Motion passes.
- 4. Close Public Hearing** – With no further comments from citizens or commission, Twyla Cordry closed Public Hearing at 5:41pm.
- 5. Open Public Hearing- Conditional Use Permit**- The public hearing was opened at 5:41 pm for a conditional use request to utilize a non-conforming structure in a C-2 zoned district as a R-1 use (single family dwelling unit) located at 102 Dyer Street. Twyla Cordry asked if there were any comments from the public. Geni Westling and Don Westling owners of 102 Dyer Street came forward to speak. Mrs. Westling stated that they purchased the parcel that 503 Historic 66 and 102 Dyer are located on. It sold as residential property and was told ok to keep as residential however learned that due to 102 Dyer being vacant as long as it was it converted back to being zoned as C-2 (commercial). Mrs. Westling would like to convert 102 Dyer back to Residential and she understands if they sell it, it would go back to being zoned as commercial. The Westlings want to remodel it into a 1 bath, 1 bedroom house. Yvonne Reeves-Chong made a motion to recommend sending the Conditional Use request to City Council. Trudy Dils seconded the motion. All in favor. Motion passes.
- 6. Close Public Hearing**- With no further comments from citizens or commission, Twyla Cordry closed Public Hearing at 5:47pm.
- 7. Preliminary & Final Plats- Phase 3 of Pinnacle at the Summit**- Mr. Doyle stated that the Preliminary and Final plats have been reviewed and approved by staff. Plats were provided for the commission to look over. Scott Owens made a motion to send the Preliminary and Final

Plats of the Summit Subdivision to City Council for approval. Trudy Dils made a motion. Scott Owens seconded the motion. All in favor. Motion passes.

With no further business, meeting adjourned at 5:50pm. Next meeting scheduled for June 14, 2022 at 5:30pm.