



## Planning Commission Meeting MINUTES

Thursday, March 16, 2023 6:00 p.m.

Municipal Hall Courtroom

1. Meeting called to order: 6:00 p.m. by Jason Lewallen
2. Approval of March agenda
  - a. Motion to approve agenda as-is made by John Ballard, seconded by Jimmy Thompson
3. Old Business
  - a. None
4. New Business
  - a. Request to rezone 490 Galloway St, and vary setbacks and vegetative buffer
    - i. James Irvin, Site and Civil Engineer, Foothills Land Design on behalf of ZKS Properties requested the property be rezoned from B-2 general business to R-2 multifamily residential. Also requested that the western vegetative buffer be varied from 25' to 15', the western setback be varied from 35' to 15, and the eastern setback be varied from 10' to 5'. The applicant spoke with owner of single-family home adjacent to the property, who expressed a desire to also turn his property into multi-family residential in the future. Mr. Irvin showed a rendering of the type of housing that would be built on the property and explained the reasoning for the variances, as well as showed that a different plan was attempted, but also did not work on the property without variances. The concept plan is to have four two-story townhomes at approximately 1,200 sq ft with garages. The applicant stated that four units instead of three would keep the rent affordable. The applicant plans to retain ownership for now and rent the units.
    - ii. John Ballard clarified that there is a small step-down that delineates the property between the restaurant on the east side and the where the units will be built.
    - iii. Sonny Vixathep, on behalf of Ruen Thai Restaurant and residing at 161 Edwards Street, asked if there could be some sort of fencing on the east side of the property to protect his patrons and add security for both the employees, patrons, and the residents.
    - iv. John Ballard made the motion to approve the rezoning to R2- multi-family, as well as all three variances with the condition that the property owner build a privacy fence on the east side of the property adjacent to the restaurant. Jimmy Thompson seconded the motion, All approved
5. Next Regular Board Meeting: **April 20** at the Municipal Complex Courtroom at 6 p.m.
6. Adjourn- 6:22 p.m.
7. Present: Jimmy Thompson, John Ballard, Portia Burns, Jason Lewallen, James Irvin, Sonny Vixathep, Jessie Owensby
8. Absent: Bill Strickland