

Minutes of Plan Commission Meeting April 17, 2018

Call to Order – Phil Wedekind called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Roy Franzen, Pat Liston, Jim O’Neill, and Tom Kolb. Dennis Thurow, and Kate Fitzwilliams were absent.

Also in attendance were Engineer Tom Pinion, Margaret Romano, Adolfo Morales, and Ana Torres.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb seconded by Liston to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Liston, seconded by Franzen to approve the minutes of the March 20, 2018 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearings:

- a. Public Hearing to consider the request of Jeremiah Thompson and Margaret Romano for a Conditional Use Permit to allow the use of their property at 416 5th Avenue as a short-term rental dwelling – There were no speakers, and the hearing was declared closed.

New Business

- a. Consideration of Jeremiah Thompson’s and Margaret Romano’s request for a Conditional Use Permit to allow the use of their single-family home at 416 5th Avenue as a short-term rental dwelling – Engineer Pinion presented the background for this request. Romano stated that it would not be rented more than three days at a time. Pinion said that he feels that in light of the State Legislation, he feels that it should be made as a conditional of approval that it not exceed six days. He said that Legislation also states that no more than half the time of the year; however, he does not feel that it is necessary to cap it. Pinion asked Romano how often they were planning to rent the property. Romano stated that they might rent it half a dozen to a dozen times per year would be her best guess. Liston moved to approve the request for a Conditional Use Permit as requested, conditioned that the property is not rented in excess of six consecutive days at one time. Franzen seconded the motion. On roll call vote for the motion, Ayes – Franzen, Liston, O’Neill, Kolb, and Wedekind. Nay – 0, motion carried 5-0.
- b. Consideration of a request by Adolfo Morales and Ana Torres to review a Specific Implementation Plan for Stage 2 in accordance with Step 4 of the PUD Process of the previously approved General Development Plan for the redevelopment of the former Action Electric building to add a taco bar restaurant to the existing Las Milpas Hispanic Store, located at 609 8th Avenue on the southwest corner of Summit Street and 8th Avenue in a B-2 Central Neighborhood Business zoning district – Adolfo Morales introduced himself to the Commission. Pinion presented the background for this request to the Commission. He said that since this is a change in use, going from retail to a restaurant, State approved plans are required, which Morales is aware of, and has agreed to obtain them. It was moved by Liston to recommend approval of the Specific Implementation Plan as presented. O’Neill seconded the motion. On roll call vote for the motion, Ayes – Liston, O’Neill, Kolb, Wedekind, and Franzen. Nay – 0, motion carried 5-0.

Adjournment - It was moved by Liston, seconded by Kolb to adjourn at 5:25 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee