

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Van Scoy, Bauer, Brauer, Field, and Schiller. Voting No: None. Absent: Commissioner Dunaway.

NOTE CITY COUNCIL MINUTES

The Council minutes were noted.

PUBLIC HEARINGS/COMMISSION BUSINESS

Case #1: Public Hearing – Request for a Conditional Use Permit to Conduct Motor Vehicle Sales in the B-2 Business District on the Property Located at 6740 Highway 10 NW; Case of Tris Star Enterprise

Public Hearing

Chairperson Levine called the public hearing to order at 7:03 p.m.

Presentation

Senior Planner Gladhill presented the Staff Report.

Citizen Input

None.

Chairperson Levine closed the public hearing at 7:07 p.m.

Commission Business

Commissioner Bauer stated that having up to three employees on the site with only five cars displayed seems excessive.

Senior Planner Gladhill stated that this is more internet/wholesale sales than people coming frequently to the site to look at and purchase the vehicles.

Tris Tampeh-Doe, 13920 Garnet Terrace, the applicant stated that this location is a minute walk from his home. This location will only be sales and no vehicle repairs will be done. There will be international sales, there will be short term storage on site for cars selling within the country and long term storage for international shipment of vehicles. Employees will clean the cars and be on site when he is not available to be there and the three employees will not be there at the same time.

Motion by Commissioner Van Scoy, seconded by Commissioner Brauer, to recommend that City Council adopt findings of fact favorable to the applicant, Tris Star Enterprise to allow motor vehicle sales in the B-2 Business District at the property located at 6740 Highway 10 NW.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Van Scoy, Brauer, Bauer, Field, and Schiller. Voting No: None. Absent: Commissioner Dunaway.

Motion by Commissioner Bauer, seconded by Commissioner Brauer to recommend that City Council adopt a resolution approving the conditional use permit for motor vehicle sales in the B-2 Business District, contingent on “There be no motor vehicle repairs conducted on the property”, “There be no outside storage of motor vehicle parts or inoperable vehicles” and “Vehicles displayed for sale do not encroach on the required off-street parking spaces”.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Brauer, Field, Schiller, and Van Scoy. Voting No: None. Absent: Commissioner Dunaway.

Case #2: Consider Request for Sketch Plan Review and Site Plan Review of Stoney River at 14501 Nowthen Boulevard

Presentation

Senior Planner Gladhill presented the Staff Report.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Field, to table Case #2 and discuss Case #3 first.

Further Discussion:

Commissioner Van Scoy stated he had some safety concerns of the access with this site plan and wondered how discussions on the zoning would affect that. He would like to see how this fits with existing the street.

Senior Planner Gladhill stated regardless of the zoning amendment this configuration is the preferred access. He showed a new exhibit that showed the Iodine Street connection, and the fire accesses.

Chairperson Levine stated the Fire Department was looking for additional detail.

Senior Planner Gladhill stated the Fire Marshal is looking for modifications to the fire hydrant locations. These are the details that are looked at during the building permit process and are not anything that would hold up the sketch and site plan review.

Terry Howard, President of First Phoenix Group, introduced the architect Tom Mudrovich, and Civil Engineer with Landform, Eric Kellogg.