

5.02: Public Hearing: Consider Request for an Interim Use Permit to Utilize a Membrane Tent Structure for a Secondary Showroom; Case of Skeeter Boat Center.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:06 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to consider a request from Jim Peterson of Skeeter Boat Center, (the "Applicant") for an Interim Use Permit to erect and utilize a temporary membrane tent structure (the "Structure") as a secondary showroom on the property located at 9421 Highway 10 NW (the "Subject Property"). The Structure would be thirty feet by sixty feet (30' x 60') in size and would have sidewalls. The Applicant has noted that they would not provide heat for the Structure and would ensure access throughout the winter by plowing around the Structure. The Applicant has stated that they have picked up a second line of boats and that their existing indoor showroom does not have sufficient space to accommodate the new line of products. The Applicant is proposing the use the structure through the month of May to provide additional showroom space for customer viewing of boats in advance of the fishing opener.

Citizen Input

Commissioner Anderson asked if the applicant had considered adding onto the building.

Community Development Director Gladhill explained the applicant was currently leasing the space from the property owner. The applicant would like to add on, however, they were not in a position to take full ownership of the property.

Commissioner Anderson expressed concern with how the tent looks from the street. He questioned if the building had a rear exit and if the tent could be placed towards the back of the building.

Community Development Director Gladhill stated there was not an access point at the rear of the building. He then reviewed the site plan with the Commission noting the size and location of the existing showroom.

Commissioner Nosan inquired when the IUP would expire.

Community Development Director Gladhill explained an Interim Use Permit had the ability to sunset or expire. He stated the City could set a time frame or deadline. He indicated the applicant could request an extension.

Commissioner Anderson asked if the City had received any comments from neighboring properties.

Community Development Director Gladhill reported the City had not received any comments.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Brauer, Nosan, and VanScoy. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 7:20 p.m.

Commission Business

Chairperson Bauer stated the City has concerns with moving forward with this request as presented. He explained the options available to the Commission would be to approve with conditions or denying the request.

Commissioner VanScoy commented he would be interested in discussing an alternative location for the tent. However, he understood the applicant was not in attendance.

Community Development Director Gladhill stated the Commission could approve the request subject to staff working with the applicant on the location of the tent. Staff could then work with the applicant on this matter prior to the request being reviewed by the City Council.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #17-01-008 approving Findings of Fact favorable to the Applicant.

Further discussion

Further discussion ensued regarding the City's terms for an Interim Use Permit.

Chairperson Bauer recommended #16 be removed and suggested #10 be amended.

Commissioner Brauer requested #10 be amended removing "adjacent to" and changing this to read: to the rear of the building.

Chairperson Bauer discussed #17 and asked if this should also be amended to read: to the rear of the building. The Commission was in agreement.

Commissioner VanScoy requested information on how the City defines transient merchant.

Community Development Director Gladhill defined transient merchant for the Commission and suggested #13 be removed from the Findings of Fact.

Commissioner VanScoy supported this recommendation.

Chairperson Bauer requested the Commission amend the motion to reflect the discussed changes.

Amendment by Commissioner Anderson, seconded by Commissioner VanScoy, amending Item #10, deleting Item #13 and amending #17.

Amendment Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, VanScoy, Brauer, Nosan, and Surma. Voting No: None. Absent: None.

Amended Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, VanScoy, Brauer, Nosan, and Surma. Voting No: None. Absent: None.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #17-01-009 approving the request for an IUP contingent upon the Applicant working with Staff to site the Structure such that it is at the rear of the building and requiring the Applicant to have a \$2,000 financial surety.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Brauer, Nosan, and Surma. Voting No: None. Absent: None.

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