

5.01: Public Hearing: Consider Request for Zoning Amendment (Text) to the B-1 and B-2 Business Districts and a Conditional Use Permit to Allow a Religious Institution on the property located at 6760 Highway 10; Case of CREES Ministries

Public Hearing

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

Presentation

City Planner McGuire Brigl presented the staff report stating the City has received an application from CREES Ministries (the “Applicant”) requesting a Zoning Amendment to the text of the B-2 Business District to identify Religious Institutions as a Conditional Use and a Conditional Use Permit to allow a religious institution on the property located at 6760 Highway 10 (the “Subject Property”). The property is zoned B-2 Business District and is currently a retail operation that is going out of business. Staff has brought forward zoning text amendments for both the B-1 and B-2 Business Districts to simplify the zoning code and refrain from bringing the same request forward in coming months for the B-1 district.

Citizen Input

Chairperson Bauer asked if the southern building would be used for rental storage for the neighboring property. He explained this was not allowed in the current zoning district.

City Planner McGuire Brigl reported this would be a violation of City Code and reported this use would not continue in the southern building.

Chairperson Bauer questioned if the church would have to have a separate permit in order to hold outdoor services.

Community Development Director Gladhill explained the religious institution would have to have a Special Use Permit from the City in order to hold outdoor services.

Chairperson Bauer requested further information regarding the restroom facilities within the existing building.

City Planner McGuire Brigl reported the Building Inspector and Fire Marshall would be visiting the site next Tuesday to ensure the site has adequate facilities in place.

Jonathan Juress, Round Tree Real Estate in Rogers, thanked the Commission for their consideration. He explained he had no intention of renting the southern building to the neighboring property.

Commissioner Anderson asked if CREES Ministries would have people staying overnight at their religious institution.

Mr. Juress indicated he would not have anyone living onsite or staying overnight at the religious organization. He stated the sole focus of the ministry would be on Tuesday and Saturday services for families.

Commissioner VanScoy questioned if the applicant had any questions regarding the technical review letter.

Mr. Juress stated he had reviewed the letter and had no questions.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Gengler, and Woestehoff. Voting No: None. Absent: Commissioner Onyambu.

Chairperson Bauer closed the public hearing closed at 7:17 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Ordinance #18-15 Amending Conditional Uses in the B-1 and B-2 Districts to Allow for Religious Institutions.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Gengler, Surma, and Woestehoff. Voting No: None. Absent: Commissioner Onyambu.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #18-182 Approving CUP for a Religious Institution at 6760 Highway 10.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Gengler, and Woestehoff. Voting No: None. Absent: Commissioner Onyambu.