



## AGENDA

### Planning Commission Special Meeting

**Thursday, June 4, 2020, 6:00 pm**

*This meeting will be held via Zoom due to COVID-19 safety precautions*

#### **Directions to join the meeting:**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/82305753497>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656  
or +1 301 715 8592

Webinar ID: 823 0575 3497

International numbers available: <https://us02web.zoom.us/j/82305753497>

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## REGULAR MEETING

1. **CALL TO ORDER: 06:02 pm**

2. **ROLL CALL: 06:02 pm**

Chairman:	Deborah Linn – present
Vice-Chairman:	Billy Castillo – present
Commissioners:	Lyle Achziger – present
	Steve Bernardo – not present
	Dan Usery – present

3. **APPROVAL OF THE AGENDA: 06:02 pm**

**\*\*Motion/Vote: Motion/Second. Passes unanimously.**

4. **APPROVAL OF THE MINUTES: 06:04 pm**

**\*\*Motion/Vote (01/28/2020): Motion/Second. Passes unanimously.**

**\*\*Motion/Vote (05/26/2020): Motion/Second. Passes unanimously.**

5. **LAND USE HEARINGS:**

**A. 19-USR-03: Quality Lube Special Use Permit**

Kelsey Bruxvoort, AGPRO

Tim Naylor, AGPRO

Trey Beard, Owner

**06:06 pm**

Anne Best Johnson for City:

Goes through City PPT presentation re: Quality Lube. Describes project, location, type of land use case and current zoning. Current application is an expansion of existing business. Stormwater improvements will be included. Drought tolerant plants will be planted in a bio-swale at the southwest corner of the lot. Water consumption has been approved.



Reviews SUP process and standards and how they apply to this property. Surrounding property owners were noticed in December of the application via mail, and in May of the public hearing via publication, posting on the property, and certified mail. All notice requirements in the Code were satisfied.

Reviews criteria for approval in Municipal Code. All Public Works departments as well as Fire Department were involved in approval process.

City Council meeting when this will be addressed will be June 16.

**06:14 pm**

Kelsey Bruxvoort for Applicant:

Reviews exiting site with aerial view and illustration. Drive aisles and circulation will be improved by expansion. Stormwater and raingarden drainage swale will capture and utilize runoff from new site before directing extra to inlet.

Reviews details of how application meets Municipal Code criteria for special use permit. Respectfully requests recommendation of approval.

Question: The future building site – is that just an option or are there actual plans?

Answer: No planned date of building. Need to evaluate potential future use. Will most likely be additional service bays or retail area.

No members of the public in attendance.

**06:20 pm**

**\*\*Motion to recommend application for approval by City Council/Second. Passes unanimously.**

**B. 20-AP-02: Ziggi's Replat:**

Lisa Dell, Owner

Nick Brewka, MAH Architectural Group

**06:23 pm**

Lauren Richardson for City:

Describes project; one parcel being replatted into two. No change in zoning. Ziggi's will be built on smaller of two lots. Site improvement agreement is going to City Council on June 16 since Site Plan has been administratively approved.

Reviews process for minor replat cases. Surrounding property owners were given notice of application in February. All notice requirements in the Code were satisfied.

Application has met the requirements for a replat under the Municipal Code.

Question: What will happen to the second half of the lot? Is it similar in size to the way this one is being divided? Is it detrimental to the area? Good to see something going in there, but will it make it harder for someone else to come in the develop? What can go in there?



Answer: No, Ziggi's is taking the smaller of the two lots. Larger of the two is 1.4 acres, which is plenty of room for a number of commercial uses.

Follow-up Question: At what point in splitting a lot does it get so small that it becomes unusable?

Answer: Staff does not have those numbers. After replat, there will be four commercial lots on the south side of 37<sup>th</sup> street, the smallest of which will be occupied by Ziggi's.

Lisa Dell: Ziggi's Coffee is drive-thru only, no sit down. That's why we go with smaller lot sizes. To do drive-thru *and* café, we look for about an acre—maybe a little less. Same with fast food—about an acre.

**06:35 pm**

Nick Brewka for Applicant:

Introduces himself and project. Replat has no impact on traffic. Will maintain efficient on and off-site traffic. Design meets easement requirements and architectural standards of the City.

No members of the public present.

No discussion from Planning Commissioners

**06:37 pm**

**\*\*Motion to recommend replat for approval by City Council/Second. Passes unanimously.**

6. **ADJOURNMENT: 06:38 pm**

**\*\*Motion/Vote: Motion to adjourn/Second. Passes unanimously.**