

MINUTES: PLANNING AND ZONING COMMISSION  
October 14, 2013

MEMBERS

PRESENT: Jerry Jenkins, Justin Allen, Glenn Jensen, Joe Higgs, Ramie Hammonds, Dennis Dillon

MEMBERS

ABSENT: Sherri McCandless

OTHERS

PRESENT: Director of Development Services Joseph Iliff, Development Services Secretary Jennifer Shumate

1. Meeting called to order at 7:00 pm.
2. Determination that a quorum was present and no seating of an alternate was necessary.
3. Election of a Chair and Vice Chair.
  - The election of a Chair and Vice Chair was tabled with a motion from Justin Allen and a second from Glenn Jensen pending new Commissioners being seated in the future. Motion carried unanimously.
4. Approve minutes of the August 12, 2013 meeting.
  - Motion to approve minutes as presented was given by Justin Allen with a second by Glenn Jensen. Motion carried unanimously.
5. Conduct a public hearing concerning a request for a specific use permit (SUP) to allow the construction of six single-family dwellings at 603 S. 2<sup>nd</sup> Street within a S-F2 two family residential (duplex district).
  - The public hearing was opened. No one spoke. The public hearing was closed.
6. Consider, Discuss, and Take Action regarding a request for a specific use permit (SUP) to allow the construction of six single-family dwellings at 603 S. 2<sup>nd</sup> Street within a S-F2 two family residential (duplex district).
  - Joseph Iliff explained that a duplex is permitted by right but single family homes would require a SUP which is what is being requested. Along with a replat to divide up the lots to accommodate the six single family homes.
  - Currently all the homes around the area in question are single family homes.
  - The houses being proposed will be “row” type homes – homes will be built length wise rather than width wise.

- Motion made by Ramie Hammonds to approve the SUP with an 1,100 square foot minimum home being required. Justin Allen 2<sup>nd</sup> the motion. Motion carried with yav from all members with the exception of the nay from Jerry Jenkins.
7. Consider, Discuss, and Take Action regarding a minor plat for the Steve Koch Addition, located at 603 S. 2<sup>nd</sup> Street.
    - No action taken. Approval of the SUP included approval of the minor plat.
  8. Conduct a Public Hearing concerning the minor replat of Lots 1R, 2R, and 3R of Block 56 of the Original Town of Sanger.
    - The public hearing was opened. No one spoke. The public hearing was closed.
  9. Consider, Discuss, and Take Action regarding a minor replat of Lots 1R, 2R, and 3R of Block 56 of the Original Town of Sanger.
    - This replat is to replat three lots into one to create a lot large enough to construct a single family home on.
    - The current two structures currently on the property will remain.
    - A motion was made by Glenn Jensen to approve with a 2<sup>nd</sup> by Justin Allen. Motion carried unanimously.
  10. Conduct a Public Hearing concerning amending the zoning ordinance to create the RO Residential Office District, permitting Residential and Low Impact Commercial Uses.
    - The public hearing was opened. No one spoke. The public hearing was closed.
  11. Consider, Discuss, and Possibly Take Action on a proposed amendment to the zoning ordinance to create the RO Residential Office District, permitting Residential and Low Impact Commercial Uses.
    - Jerry Jenkins suggested tabling this item until next meeting. Commission agreed. Action tabled.
  12. Meeting Adjourned.