

**MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
SEPTEMBER 2, 2014
7:00 PM**

1. CALL TO ORDER

Commission Chairman Thompson called the meeting of the Elko New Market Planning Commission to order at 7:00 pm.

Commission members present: Thompson, Smith, Kruckman and Vetter
Members absent and excused: Hartzler
Staff Present: City Planner Kirmis

Note: Planning Commissioner Hartzler has taken a temporary leave of absence (from his Planning Commission duties) to fill a vacated City Council position and is therefore considered excused.

2. PLEDGE OF ALLEGIANCE

Chairman Thompson led the Planning Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was made by Smith and seconded by Vetter to approve the agenda as presented. Vote for: Thompson, Smith, Kruckman and Vetter. Against: None. Abstained: None. Vote 4-0. Motion carried.

4. PUBLIC COMMENT

There were no public comments.

5. ANNOUNCEMENTS

There were no announcements.

6. APPROVAL OF MINUTES

A motion was made by Vetter and seconded by Kruckman to approve the minutes of the July 1, 2014 Planning Commission meeting as written. Vote for: Thompson, Smith, Kruckman and Vetter. Against: None. Abstained: None. Vote 4-0. Motion carried.

7. PUBLIC HEARINGS

A. Public Works Campus – Outdoor Storage Variance

Chairman Thompson opened public hearing and asked City Planner Kirmis to present his planning report dated August 4, 2014.

Planner Kirmis introduced the item and summarized the variance request as described in his planning report.

Planner Kirmis noted that the approved site and building plans for the City's public works campus include an outdoor storage area to be located within the southwest former wastewater stabilization pond. Kirmis further noted that within INS, Institutional zoning Districts (applicable to the subject site), open and outdoor storage is a permitted accessory use subject to a number of conditions. One of the conditions, as stipulated in the Zoning Ordinance, is that outdoor storage areas must be surfaced with asphalt or concrete.

Kirmis advised the Planning Commission that the City wishes to surface the noted outdoor storage area in gravel rather than asphalt or concrete as required by the Ordinance. To make an allowance for the proposed gravel surfacing material, Kirmis indicated that the processing of a variance is necessary.

Following Planner Kirmis' report, Chairman Thompson asked the Planning Commission if they had any comments or questions related to the application. In consideration of the application, Chairman Thompson conveyed comments he received from Planning Commissioner Hartzler who is on leave of absence. In consideration of the application, Commissioner Hartzler identified the following concerns:

- Potential ground contamination resulting from items being stored upon a pervious, rather than impervious surface (gravel as opposed to asphalt).
- A potential undesirable precedent which would be set by allowing gravel as a surfacing material for outdoor storage.

There were no further comments or questions raised by the Planning Commission.

Chairman Thompson then asked if anyone in the audience had any questions or comments. There were no comments from the public.

Chairman Thompson asked for a motion to close the public hearing. A motion was made by Smith second by Kruckman to close the public hearing. Vote for: Thompson, Smith, Kruckman and Vetter. Against: None. Abstained: None. Vote 4-0. Motion carried.

A motion was made by Thompson, second by Smith to recommend approval of the variance with condition as described in the Planner's report. Vote for: Thompson, Smith, Kruckman and Vetter. Against: None. Abstained: None. Vote 4-0. Motion carried.

8. PETITIONS, REQUESTS AND INQUIRIES

There were no petitions, requests or inquiries.

9. GENERAL BUSINESS

Firehouse Grille – Off-Site Parking Inquiry

Chairman Thompson asked City Planner Kirmis to present his memorandum dated August 18, 2014 concerning the Firehouse Grille off-site parking inquiry.

Planner Kirmis advised the Planning Commission that the Firehouse Grille typically experiences a parking shortage on weekend evenings. To address this issue, property owner Tom Johnson wishes to provide temporary employee parking upon the adjacent property to the east. Mr. Johnson has advised the City that such an arrangement is generally agreeable to the adjacent property owner to the east.

Planner Kirmis noted that the property owner intends the off-site parking arrangement to be a temporary condition until such time as the adjacent property to the east is developed to include a permanent parking area and a shared parking agreement is executed. Recognizing the temporary nature of the proposed off-site parking area, Mr. Johnson wishes to surface the parking area in gravel or bituminous millings. Such surfacing material is not allowed by Ordinance but could potentially be allowed via a PUD amendment.

Following Planner Kirmis' summary of the inquiry, the property owner provided some additional comments. Mr. Johnson specifically stressed that the proposed off-site parking condition would be temporary in nature and that bituminous millings are the preferred surfacing material.

In consideration of the inquiry, the Planning Commission voiced general support of the temporary allowance of off-site parking provided the allowance of gravel or bituminous millings as a surfacing material would represent a temporary condition and that steps are taken to control dust.

10. MISCELLANEOUS

October Planning Commission Meeting. Planner Kirmis advised the Planning Commission that no development applications had been received for the October 7, 2014 Planning Commission meeting. Subsequently Kirmis questioned the Commissioners regarding their interest in participating in a Rosemount development tour (of some recent planning projects) that same evening. The Commissioners expressed interest in such a tour, assuming there are no development applications which require Planning Commission action. It was concluded that the tour should commence at 6:00 pm, rather than the regular 7:00 pm meeting time, to take advantage of available daylight.

Ryan Companies Project. Chairman Thompson provided an update to the Planning Commission regarding Ryan Companies interest in developing a distribution center in the southeast quadrant of the Interstate 35 / County Road 2 interchange.

Elko Marketplace Outdoor (Drive-In) Movie Theater. Chairman Thompson asked the Planning Commissioners for feedback on the recently established Elko Marketplace outdoor movie theater. All Commissioners provided positive feedback regarding their theater experiences to date, both as movie patrons and neighboring property owners.

11. ADJOURNMENT

A motion was made by Smith and seconded by Kruckman to adjourn the meeting. Vote for: Thompson, Smith, Kruckman and Vetter. Against: None. Abstained: None. Vote 4-0. Motion carried.

The meeting ended at 7:44 pm.

Submitted by:
Bob Kirmis, City Planner