

Jefferson County Planning & Zoning Oskaloosa, Kansas

UNOFFICIAL

UNOFFICIAL MINUTES OF THE JEFFERSON COUNTY PLANNING COMMISSION

Minutes of Planning Commission Meeting of December 19th, 2016

Item 1. Call to Order.

Item 2. Approval of the Agenda

VICE CHAIRMAN JOHNSON CALLED FOR THE APPROVAL OF THE AGENDA. COMMISSIONER FINLEY MAKES A MOTION TO APPROVE THE AGENDA AS PRESENTED. COMMISSIONER WHITE SECONDS THE MOTION.

Votes were taken by Ayes and Nays as follows:

Matt Scherer	Paul Johnson	Vacant	Jerry White	Denise Streeter	Matthew Finley	Brandon Newman
---	DNV	---	Aye	-	Aye	Aye

Item 3. Roll Call

Matt Scherer	Paul Johnson	Vacant	Jerry White	Denise Streeter	Matthew Finley	Brandon Newman
---	Present	---	Present	---	Present	Present

Staff Members Erin George, Planner I, and Dustin Parks, Zoning Administrator were present.

Item 4. Approval of the November 28th, 2016 minutes.

Vice Chairman Johnson asked if there were any corrections or additions to the minutes. Commissioner Finley stated that his name was misspelled on one line on Page 6. A correction was noted.

ACTION: *COMMISSIONER WHITE MAKES A MOTION TO APPROVE THE NOVEMBER 28TH, 2016 MINUTES, COMMISSIONER FINLEY SECONDS THE MOTION.*

Votes were taken by Ayes and Nays as follows:

Matt Scherer	Paul Johnson	Vacant	Jerry White	Denise Streeter	Matthew Finley	Brandon Newman
---	DNV	---	Aye	---	Aye	Aye

Item 5. Public Hearing of Z2016-10

Vice Chair Johnson opens the hearing and reviews the procedures of a public hearing.

Vice Chair Johnson – Is there any board member who has had an exparte communication or is there a conflict of interest with the case? Seeing none, I’ll ask for the staff report.

Dustin Parks – Alright. Z2016-10 is just a rezoning. The property is located to the west of Dunavant. This is the current zoning map. Both properties are currently Rural Residential and there is Rural Residential across the street. The property boundary here is changing, and that change of boundary drops this down to where the remaining piece needs to be rezoned. It’s not a rezoning as far as being subdivided. It’s just a boundary shift, but that boundary shift is the cause for the property to be rezoned. This is the notification area, 1000ft area outside the property. Here’s a general map of the area. The lot sizes to be rezoned have changed a little bit because of the waste water section of the report. I’ll get to that in a second. The lot size for this is now going to be roughly 3.45 acres instead of 2.99. The reason for that is the waste water lagoon was non-compliant at the time because of its distance from the existing property line. The property owner was working with the department to correct that, at the time I wrote this, via the variance process of the health department. Instead they elected to just move the property line back to encompass it instead of the variance. So, what that looks like now will be this. (Referencing the map) Beforehand the lagoon sat roughly here, now with the new property line the lagoon is compliant. Since this isn’t a plat, we don’t have to worry about this (referencing the survey shown on the projector) being signed or anything for the hearing since it’s just a rezoning. If this was a plat, we’d have to have this all resubmitted with new notifications sent out. The existing field entrance meets the current road department standards for a residential entrance. It is possible for other entrances on the lot, but they must be reviewed before installation due to limited sight distance and materials needed. We received a single phone call about this, but it was information only. That’s my report.

Vice Chair Johnson – Are there any questions from the commissioners on the Staff Report? Seeing none, we’ll ask the applicant for any statements or information or comments.

Brett Robertson (Applicant) – I just want it passed. I wanted the land and didn’t want the house, but I couldn’t do that. That’s how it is.

Vice Chair Johnson: We’ll ask if there are any comments beyond the applicant in favor of the application? Are there any comments in opposition to the application? Seeing none, I’ll close the public hearing and see the commissioners have any comments or a motion to be made on this case.

Secretary Newman – I’ll make a motion if no-one has any questions or anything; To approve Z2016-10 based on staff’s findings.

Commissioner White - I’ll second it.

Vice Chair Johnson – Any further questions or comments? Seeing none, all those in favor say Aye. Those opposed?

Matt Scherer	Paul Johnson	Vacant	Jerry White	Denise Streeter	Matthew Finley	Brandon Newman
---	DNV	---	Aye	---	Aye	Aye

The Motion carried, 3-0

ITEM 6: Public hearing of CU2016-03

Vice Chair Johnson – Our second case is CU2016-03. I need to ask are there any board members who have had any exparte communication with the applicant or property owner or is there a conflict of interest with the case? Seeing none, I'll ask for the staff report.

Dustin Parks – As stated, this is a request for Conditional Use Permit for an automotive repair business. The location of the request is here. Here's Valley Falls. It's just right up here, off of HWY 4 on 174th. This is the current zoning map of the property. It's an Ag Lot, the surrounding is AG and there's suburban residential down here. This is the notification area. 1000ft radius. This includes two residences in the area including the applicant. Here's the sight plan. A good portion of this, the building is up. They are still working on the groundwork for the storage lot. It is not located in a SFHA. On March 1st of this year, there was a 30ft approved residential entrance at this location, the applicant requested in May requested be an extended to 60ft and the 60ft was approved and installed in June of this. That made it an approved commercial entrance. The health department received a request for environmental consult for this, at the above referenced property the owners are wanting to use the existing building for a mechanical shop. The lagoon on the property will be adequate for the size of the shop. At the time of this it was not approved because the fence was not installed yet. Once the fence is installed it will be considered an approved lagoon. They are looking at putting a 4ft x 8ft sign to the west of the drive for this business, which is on their business plan. We did receive one phone call of support from a neighbor. As I stated early, the applicant built an approved accessory structure on the property and then wanted to make a mechanic repair shop. The statement of intent is to lease the building to a mechanical repair facility and all the accepted uses to that. Which would be parts retail, storage of vehicles both indoors and out, signage and four public parking stalls. Posted hours of business will be 8 am to 5pm Monday through Friday with the potential for weekend hours as needed. That is the basis of the report.

Vice Chair Johnson – Are there any questions for staff at this point? Seeing none, is the applicant in the audience?

Mrs. Westbrook – Yes, sir. One of us anyhow. William is at home with the stomach flu and Deborah is at home with a 5-year-old with the stomach flu as well. It's just me tonight.

Vice Chair Johnson – Would you like to add any comments to what you heard of the staff report?

Mrs. Westbrook – You know; I can't really think of anything off the top of my head. We've spoken to all of our neighbors with in that 1000ft area. I know you only received one phone call, but all of them are supportive of what we have in the plan and what we're trying to accomplish. That's the only thing I can think of.

Vice Chair Johnson – Are there any questions of the applicant by us?

Commissioner White: You're the owner of the property there?

Mrs. Westbrook: Yes, sir.

Commissioner White: And you're going to lease it to someone else and allow them to put the mechanic's shop in?

Mrs. Westbrook: My husband and I would like to develop a business, develop an LLC for ourselves, so it would be our own business that would be leasing the building. We want the farm to retain ownership of the property, and the business will simply lease the building and the parking area. That type of thing.

Commissioner White: What type of mechanic are you talking? Are you talking heavy mechanic? You're not talking about big trucks are you?

Mrs. Westbrook: My husband has been a heavy truck mechanic for the last probably 12 or 13 years. He's been a mechanic for probably 18 years that I can think of. There may be heavy trucks coming in. There also may be cars, lawn mowers, chainsaws. He can work on anything from small engines to total overhauls of over the road semis. He likes to tell people "If it has nuts and bolts I'll work on it and I'll fix it for ya." We do have one of the nice advantages of the way the property is set up is we have that storage parking and so the idea is once it gets fully graveled, if there is a tractor trailer coming in, they'll be able to make a complete loop around the back side of the building as I've indicated there (referencing the site plan) with the dotted line. So it won't be an issue with people having to turn around. Effingham road curves on around back to the north again, so if one were to come on 174th they could just go right on around up Effingham road to get back to K-4 or Vice Versa. So, there again, it wouldn't be issues of having to turn around. There is heavy equipment with all the ag property there's heavy equipment rolling up and down that road all the time. It's a daily occurrence. You've got heavy tractors, grain carts, semi's full of grain that sort of thing. The road would be able to support the traffic and we're trying to design our facility so that it can support it as well.

Commissioner White: You're just going to have the one entrance?

Mrs. Westbrook: Yes, sir. I made a little notation there on the left hand side for a future gate. We intend to put either a fence line or a tree line along there which is all noted, and a gate so that the property owners can access back and forth. The general public wouldn't be able to access the side where the home is, and the barns, but yes there is at this time only the one drive way.

Vice Chair Johnson: Other Questions? I guess I have one. I'm interested in reading the letter that you sent – "To whom it may concern." I was under the same question as to who this really applies to and who the applicant, the business person was going to be, and that wasn't very clear. When I read this letter, and I looked at "So there may or may not be Saturday hours pending on as needed." I'm assuming the sign request would be in line with what our sign provisions that we have in the regulations?

Dustin Parks : They'll have to do a sign application when it comes to that time.

Vice Chair Johnson: Maybe it's more troubling to me, but as I read down this it says "This plan will be monitored and adjusted as seen fit at a later date dependent upon the needs of the business and cliental." This may be directed to staff. How precise of a business plan is required for a conditional use permit.

Dustin Parks - The application is for a mechanic repair shop. That's what is stated in the application, that's what they're stating here. So anything they do would have to pertain to that in some fashion. It can be as broad as saying I want to put a mechanic shop up. Whatever that entails. The specificity comes from the conditions placed on it. If you say "as written, we would accept this, this and this." That's the condition. Or as blanketed as "you can have a mechanic repair shop there." Just saying that doesn't inherently include retail, which is why I put that in my comments. You can sell parts out of a mechanic's repair shop, that's something you'd assume as part of having a mechanic shop. The question is, is that going to be like a napa auto parts or we have a parts stock because we work on cars and we need parts.

So that's where the conditions come in. If they add on to their plan, then they'd have to come back for another hearing.

Vice Chair Johnson: Do we define what a mechanics shop is, in our regulations?

Dustin Parks: Not specifically. We do have something to the effect of "This is what an automotive repair facility is" but it's just this is a place that works on automotive vehicles. It doesn't cover what's entailed in that. We label it because of vehicle graveyards or big junk yards.

Vice Chair Johnson: So, are there any parameters on the number of vehicles that can be stored here?

Secretary Newman: Kind of like that boat repair one we did not too long ago, we can set a recommendation of ten cars, twelve cars whatever the case may be.

Dustin Parks – Yes, that's what I mean. That's where the specificity of the conditions come in. Unless it's listed in the conditions, no. So, like Erin was eluding to. This is the business plan as put forward here. If they say "You know what, we need to add another building" then they'll need to come back through here and re-do this plan. They'll have to get the building permit, come back through there. They could come back here and say "We're expanding; we need to add another building." If they want to add to this building that's an addition. That's kind of a grey line as to whether or not they need to come back here and up their development plan because it's the same building.

Erin George - You know how sometimes they do stages? Like stage one, stage two? Because they're not being that specific, they'd have to come back through.

Vice Chair Johnson – Just so I understand the paperwork that we're talking about here, their intent in this letter that was sent is in essence what we have file as to what their definition of their existing business plan is?

Dustin Parks – That, and their application that says Mechanic Repair shop. Because on their actual conditional use permit application they have to state what the use is.

Secretary Newman – So, obviously, you heard that I work at one of these. The 8 to 5. I never leave at 5. Ever. Even today I didn't get to leave today at 5.

Mrs. Westbrook – Oh, I understand. I've been a Mechanics wife for 10 years. I understand.

Secretary Newman – So, let's say he's working on something, are you going to call him and say "Hey, it's five, you need to come home.?" Or is it going to be one of those where it could be 6, it could be 7 or it could be 8?

Mrs. Westbrook – He very well could be working there later in the evening. The proposed open to the public hours are 8 to 5. So even though he may be working in the building until 6 or 7 o'clock in the evening, the building would be closed to the public. It would just be him there finishing up whatever he needs to get finished up. That's part of why I put that last phrase in there (referring to the letter of intent) I didn't mean for it to sound vague or like we were trying to do anything shady. It was more of an if he does need to be working later in the evening, even though that would not be open to the public, he may be working later in the evening. You asked about an additional driveway, you know maybe later on if we needed to put in a second drive way then at that point we could come back and talk to the county and

get an approval for that. Things of that nature. I'm not saying we're wanting to put in another one, but you don't know all of those things when you first get up and running, unfortunately as much as we would like to. We don't always know everything that's going to happen right away. So that was more of a blanket statement covering our bases just in case we need to add another building. Which I know is something we'd have to go through the approval process for again. Which is fine. We're not trying to hide anything. There are sometimes things that come up, situations that arise once you've been open for six months or a year and you go "Oh, I didn't foresee that. Let's go back and readdress it."

Secretary Newman – The 8 to 5, doesn't bother me. Let's say it's 5:30 and I know where you are, you're surrounded by ag. I do ag work where I'm at, and if someone calls me at 5:30, I'm going to go. Which means you're going to be open. There's no way around that obviously. Would you be against us putting a stipulation where he can't work past 9 or 10 o'clock in our recommendation?

Mrs. Westbrook – I suppose not. I don't enjoy him not being in the house at 9 or 10 at night either.

Commissioner Finley – I don't know if we really need that be honest with you. I don't know what kind of nuisance it's going to create out there.

Secretary Newman – Just coming from my personal experience, I know you live next door, but I don't know if the guy who lives across the street would be okay with a tractor coming in your driveway at 8 o'clock at night.

Mrs. Westbrook – Right directly across the street from us is row crop. The guy that lives up the hill just a little bit from us, more often than not is hanging out at our house.

Secretary Newman – Well then I won't even put that in my recommendation.

Vice Chair Johnson – Of course, that's today folks. In 15 years if that crop land is redeveloped which is what this county wants to do to bring in more property taxes. I'm just saying that. Any more questions?

Commissioner Finley – Dustin, remind me, the Conditional Use does pass with the property?

Dustin Parks – Yes. If they sold the land, then the CUP would maintain with the land. It doesn't follow the land owner it follows the land.

Commissioner White – I have a question for staff; Do you know of anything in your regulations as to how waste material for an operation such as this is handled? Do we have regulations for used oil, used antifreeze?

Dustin Parks – What we have is that they have to follow the state and federal regulations for it.

Erin George – The health department would handle some of that.

Commissioner Finley – The Health department handles that? It wouldn't be the KDHE?

Dustin Parks – KDHE has their own, the health department would have their own, even the EPA has their own depending on volume. If you've got a 1000 gallons of oil the EPA may not care unless it spills. If you've got 10,000 gallons of oil the EPA may stand up and take notice.

Secretary Newman – I assume you'll have all that labeled, in containers. Not going to be dumping it on the ground.

Mrs. Westbrook – No. We already have those containers. We have a waste oil container and a separate container for waste antifreeze. We have live stock on the property, and the last thing I want to do is be paying vet bill on my horses because they ingested something they shouldn't have. I have skin in the game as well. I don't want our livestock or crops tainted either.

Secretary Newman – My only other question would be; would you mind if we put a stipulation on how many vehicles you can have in your storage lot? The only reason I say that is because I'm sure the county commissioners are going to do it.

Mrs. Westbrook – That's perfectly fine.

Dustin Parks – They do have 12 stalls listed on their development plan.

Secretary Newman – What if you have a tractor trailer back there, and then fit 12 more cares. I don't think, where I work, we have designated stalls. I'm sure we're supposed to, but that's the only reason I ask.

Commissioner Finley – So what's the difference between an auto mechanics shop and a salvage shop?

Dustin Parks – A salvage yard would be regulated by KDHE for starters, secondly they would have dilapidated vehicles for the sole purpose of repurposing the mechanical equipment inside. Where this would be for repair or perhaps for a few parts, but not direct sale. That's the big difference. A salvage yard deals in direct sale, where as an auto mechanic could have a couple of dead cars that they're using for parts, but the public's not coming there to filch through vehicles for used parts. It's almost an ancillary use. You're going to have a couple of dead cars where someone's going to go "You know what, it's too expensive to fix, so just keep it."

Secretary Newman – You've got to get a mechanics lean unless they leave the title. It's a nightmare.

Mrs. Westbrook – I hope we don't have to deal with that.

Secretary Newman – I'm that guy. When they come in and can't fix their car, I buy it. That way it's not setting on our lot any more.

Vice Chair Johnson – Any other comments the applicant would like to offer?

Mrs. Westbrook – I supposed the last final thought I could leave you with is, I don't know whether it will help or not, but my husband and I have been married for 10 years. He's been a mechanic for 18 years. He grew up around trucks all his life. His dad ran his own business, and he's ready to step out and open his own business as well. We want to provide a service to the public. We want to provide the public in and around the surrounding areas with an additional option for mechanical repair. There are several facilities already, but a lot of those schedule out weeks at a time, and if you have something that needs fixed, they rely on their wheels. You can't get a paycheck if you can't get to work. So, we want to provide the people in the community with an additional option to help them with their livelihood as well.

Vice Chair Johnson – So, let me ask you this; Would you have a problem if one of the conditions in this conditional use permit was that this mechanics shop would be run by you and your husband.

Dustin Parks – We can't request that. You can't, as a condition, say who's going to own the business. That would be like saying we're approving this restaurant as long as McDonald's is the only people that own it. It just legally wouldn't stand up.

Vice Chair Johnson – We'll go through this process. Is there anyone else who wants to speak in favor of this case? Is there anyone who wants to speak against the case? Seeing none. The chairman will close the floor to the public and begin board discussion. And, I want to check up on that last point. (long pause)

Commissioner Finley – While you're collecting your thoughts, I think what we're trying to get at as we're a planning body and we're trying to plan for that 15 years down the road. If you want to sell the business and you sell it to someone who turns it into a salvage yard where they just have trucks everywhere. Which has happened in the county. Is that what you were thinking, Paul?

Vice Chair Johnson – That was part of it. I'm intrigued that we're legally blocked from developing a conditional use permit that at their request they want a mechanics shop on their property. They're going to run it, and we can't build that in. Meaning that if this conditional use permit is given, then they're able to give it to anybody else. We're limited in that sense?

Dustin Parks - You're limited in saying who can operate it. Because of the fact that the conditional use, by state law, goes with the land not the owner of the land. To Mat's point – Say, when you read through this and it's for a mechanical repair shop, you dictate "here's how many cars you can have on the property" that sort of thing. If 15 years from now somebody else picks up this property and they don't abide by that we still have the same recourse as if the Westbrook's owned it 30 years from now. We still go back and say "You've got too many vehicles on the property, you need to remove them or we revoke the conditional use permit." That's where that comes in. So you want to build that into the conditions. In terms of saying who can own the property, and who can run it, we can't do that. We can put stipulations on it to say here's the framework we want you to abide by, but you have to frame it in such a way that says "Here's the frame work that we want anyone who owns this land to abide by." Any who operates this conditional use permit, would need to abide by this.

Vice Chair Johnson – I may repeat myself here a little bit, but I want to go back and understand the paperwork or the parameters that are established here. We have an application for an auto-mechanics repair shop. That's in essence what was requested. Then we have this letter, laying out in general terms what may evolve or happen in the future. Is that in essence, what we have of a business plan for this mechanic's shop?

Dustin Parks – Yes. This right here, the site plan, is also part of their development plan. They can't put another building on this property, they can't decide that they're going to park a whole bunch of cars over there on the south side of the pond. They don't have that designated. You have to take the whole application. The letter of intent is just that. It's an intention. Like Mrs. Westbrook was saying, those change over time. We have the application, the letter of intent as a guideline for what they're intending to do and the site plan. The site plan is where we, as staff, have to back and say "Okay, you guys have put up five building, and you don't have any building permits, and you only the one on your site plan. So these are all illegal building and now you have to go back through this process." Or, if they came in and said they want to put another building up they'd have to come back through this entire process again. It would be an amendment to this conditional use permit. You have to take the intent as well as the site plan as what we would, as staff, uphold them to.

Vice Chair Johnson – I want to go back to an earlier comment you made about the difference between parts on site for repair versus turning it into a part store. As you read what's been submitted, and what you understand of it, they're not going to turn this into an auto whatever?

Dustin Parks – They’re not looking for a retail sales shop. That’s the kicker. Having the parts will be part of their business. Selling the parts. They’re not looking for a retail sales shop. You know, they may have air filters in stock and that kind of thing but this intent and the application is not saying people can come in and say “I need a FRAM oil filter for my car.” It’s not a retail sales shop, it’s a mechanic shop. There’s a fine line there.

Commissioner Finely – So there is a line there, though?

Dustin Parks – Yes. There is a line. Which is also where the salvage thing comes in. If they’re using those part cars for the public to come in a purchase straight from them, that’s where it becomes a salvage yard.

Vice Chair Johnson – So not to beat this to death, but if they want to put up...I mean, give me other examples as to what would trigger a new review of this conditional use permit.

Dustin Parks – We’re going to start machining parts or now we’re going to be building custom farm equipment. If they want a separate building for that. Now, if a guy comes in and says here is what is wrong with my tractor and they say we can build a part for that, that’s different than “Part of our business is building and designing these pieces.” So anything that would really deviate from what the basis of a mechanic’s shop is or what you could reasonably expand that to. Such as having cars on the lot, selling parts that they’re installing, having oil waste and that sort of thing. You include that into what a mechanic shop is. Once you start adding another building, or changing the shape of the development plan. Such as “were going to put another drive right here” that would be a change in the development plan and they’d have to come back through. If you were to approve this, and the county commission were to approve this; what’s approved is right here (referencing site plan) and any deviation from this would trigger a development plan amendment.

Secretary Newman – It’s intriguing. Theoretically I couldn’t go to her shop and say I need an oil filter? They couldn’t sell it to me?

Dustin Parks - They could, but that’s not the intent of what they say they’re going to be doing. Having a rack of them, like walking into a napa auto parts, that’s a retail sales place. But if you call them and say “Hey, I have this” they could sell it you, but they’re not going to have walls of stock, unless they ask to come back for retail sales portion.

Secretary Newman – But they can still have stock on hand?

Dustin Parks – Yes, because that’s part of the mechanic’s shop portion. Like I said, this is a very fine line that we’re skirting on both sides. The best way to look at it is; If NAPA auto parts decided to start working on cars, they would need to come for a mechanic’s shop conditional use because they only currently have retail sales. If they (The Westbrooks) want to start selling parts in mass, then they would need to come in and ask to add retail sales to their conditional use permit.

Secretary Newman – I’m sure there’s not going to be a lot of people going to her saying “I need an oil filter for my Honda.”

Vice Chair Johnsons – *(laughing)* And Erin’s going to go out and check all of this. Take a look at the books to see.

Vice Chair Johnson – Are there any mandates for lighting, per say? They talked about lighting the front and the back.

Dustin Parks – Yes. The lighting has to be such so that it’s not facing into another residence. Non obtrusive lighting is what our regulations say.

Vice Chair Johnson – The other question I have is about fencing the lagoon. That’s an essential component by the health department? So that will be taken care of regardless if we address it?

Dustin Parks – Yes, through the health department.

Vice Chair Johnson – Okay team

Commissioner Finley – I move that we approve CU2016-03 based on the findings of staff with the condition that no more than 15 vehicles on the property at any one time.

Secretary Newman – Are we talking allowing them to theoretically shove 15 semis in this little area? Not that I care, I don’t live there, I don’t live anywhere near that and obviously they have no neighbors around them.

Vice Chair Johnson – So your stipulation is 15 vehicles?

Commissioner Finley – That’s the starting bid.

Secretary Newman – I wrote down 12.

Commissioner Finley – 12 stalls, plus what’s in the building?

Secretary Newman – If you drive by, whatever is in the shop I don’t care about. If you drove by my shop now, there’s four cars inside. Obviously that’s not going to be a nuisance.

Commissioner White – Most of these small independent mechanic shops in these small communities, the reason people go to them is because they can’t afford to have their car tied up in a big place like this.

Secretary Newman – I’m an independent shop. We have three bays.

Commissioner White – Anyway, people go these shop because the bigger shops have more demand than they have people. That’s why these shops develop. As far as stocking parts, no independent shop stock parts. It’s easier to pick up the individual parts at NAPA, O’Reily or somewhere like that than it to keep stock. I don’t think that will be a problem.

Secretary Newman – That’s what we do. We keep oil filters in stock, but everything else we order in. It’s just not cost effective to keep stock; we have 5 auto parts stores around us. I don’t think it will be a problem either.

Vice Chair Johnson – We have a motion on the table to approve this application with the condition of a limit of 15 vehicles on the property. Any other comments and/or revisions to?

Secretary Newman – I am okay with 15, I’ll second it.

Vice Chair Johnson - *Further Discussion?*

Commissioner White – I would agree with it also, but that would be... Like you said, I don’t know how many vehicles they can store in the facility at any one time, but I don’t think they should be included in the 15 vehicles. If they have that many outside, which I doubt he ever will.

Secretary Newman – I agree. I mean, 15 cars lined up. That’s a lot of work for one guy or two guys.

Commissioner White – That would be just cars outside.

Commissioner Finley – Do we need to specify that?

Dustin Parks – You’d need to amend the motion to 15 vehicles on the lot, or outdoors or not including vehicles in the building, or something similar.

Commissioner Finley – Okay, so I move to amend the motion that the 15 vehicles would be those in storage on the lot.

Vice Chair Johnson – Is there a second?

Secretary Newman -I second that.

Vice Chair Johnson – Any other questions or comments about the motion? Seeing none; All those in favor say Aye. All those opposed say Nay.

Matt Scherer	Paul Johnson	Vacant	Jerry White	Denise Streeter	Matthew Finley	Brandon Newman
---	DNV	---	Aye	---	Aye	Aye

Motion carried Unanimously, 3-0

ITEM 7: Old Business:

Staff updated the planning commission on the Heinen Plat and the CUP from the previous meeting. No other old business was covered.

ITEM 8: New Business:

Staff discussed the availability of funds for the comprehensive plan. Staff also presented the commissioners with the 2017 meeting date schedule. A vote was requested to move the Dec 2017 meeting to the 18th of 2017.

Commissioner Finley: Do you need a motion? I’ll make a motion to approve the moving the meeting date.

Secretary Newman: I’ll second it.

Vice Chair Johnson: All in favor say aye

Matt Scherer	Paul Johnson	Vacant	Jerry White	Denise Streeter	Matthew Finley	Brandon Newman
---	DNV	---	Aye	---	Aye	Aye

Item 9. Adjournment

Action: Secretary Newman made a motion to adjourn. Commissioner Finley seconded the motion. Meeting adjourned at 8:25pm.

Minutes taken by: _____
Dustin Parks

Approved: _____
Date

Chairman: _____
Matt Scherer

Secretary: _____
Brandon Newman