

B. Announcements.

Emily Koller, Director of Planning identified that the second set of public engagements for the City Plan were this week. The steering committee meeting is scheduled for today at 5:30 PM at the Globe News Center. Tomorrow is scheduled the Community Workshops at 11:30AM at the Downtown Library and at 6:00 PM at the East Branch Library. During the meetings an update will be given on the City Plan process to date.

C. Request future agenda items or updates from staff.

Commissioner Cindi Bulla requested to schedule a work session to talk about the Comprehensive Plan.

3. Public Comment:

Vice Chairwomen Renee Whitaker asked if anyone wanted to speak on an item.

No comments were made.

4. Consent Agenda:

A motion to approve the Consent Agenda was made by Commissioner Jeff Perkins, seconded by Commissioner Fred Griffin.

Motion passed unanimously.

A. Approval of the minutes of the March 20, 2023, Regularly Scheduled Meeting of the Planning and Zoning Commission.

B. Consideration of P-23-46 Heritage Hills Unit No. 17

5. Regular Agenda:

A. Public Hearing and Consideration of P-23-35 Westover Park Unit No. 28

Brady Kendrick, Senior Planner, presented the item, identified that the plat did not meet the subdivision code requirements, and gave a Staff recommendation of denial of the plat as presented.

No commissioner comments were made.

A motion to deny the item was made by Commissioner Jason Ault, seconded by Commissioner Lex Graham.

Motion passed unanimously.

B. Public Hearing and Consideration of P-23-41 Mesquite Acres Subdivision Unit No. 7

Brady Kendrick, Senior Planner, presented the item and gave a Staff recommendation of approval of the plat as presented.

No commissioner comments were made.

Vice Chairwomen Renee Whitaker called a public hearing on the item.

No comments were made.

A motion to approve this item was made by Commissioner Cindi Bulla, seconded by Commissioner Jason Ault.

Motion passed unanimously.

C. Public Hearing and Consideration of Rezoning Z-23-04

Brady Kendrick, Senior Planner, presented the item, identified the item was not fully ready to act on, and gave a Staff recommendation that the item be tabled to the May 15, 2023 meeting of the Planning and Zoning Commission at 3pm.

No commissioner comments were made.

A motion to approve the tabling of the item until the May 15, 2023 P&Z meeting was made by Commissioner Lex Graham, seconded by Commissioner Jason Ault.

Motion passed unanimously.

D. Public Hearing and Consideration of Rezoning Z-23-05

Brady Kendrick, Senior Planner, presented the item and gave a Staff recommendation of approval of the requested zoning change as presented.

Vice Chairwomen Renee Whitaker called a public hearing on the item.

No comments were made.

A motion to approve this item was made by Commissioner Jeff Perkins, seconded by Commissioner Fred Griffin.

Motion passed unanimously.

E. Public Hearing and Consideration of Zoning Ordinance Text Amendment ZT-23-01

Cody Balzen, Principal Planner, presented the item and gave a Staff recommendation of approval of the proposed changes to Section 4-10-170(b)(6) as presented.

Commissioner Fred Griffin asked if this would affect someone who wants to have a side driveway.

Cody Balzen replied that a side driveway on a corner lot where the parking of a vehicle would overhang the right of way would not be allowed by other setback requirements.

Commissioner Jeff Perkins asked about the 20ft setback for a garage.

Brady Kendrick, Senior Planner replied that the 20ft setback requirement for a side or rear entry garage would not change because of this proposed amendment.

Vice Chairwomen Renee Whitaker asked if what they are considering today will only affect the R-3, MD, MF-1 & MF-2 districts.

Brady Kendrick confirmed this change would only affect those districts.

Commissioner Lex Graham asked for clarification that this was a minimum standard and that developers could build further than but no closer than this distance.

Cody Balzen confirmed this is a minimum distance standard.

No other comments were made by the Commissioners.

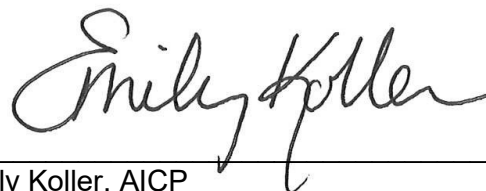
Vice Chairwomen Renee Whitaker called a public hearing on the item.

No comments were made.

A motion to approve the item was made by Commissioner Jason Ault, seconded by Commissioner Cindi Bulla.

Motion passed unanimously.

The meeting was adjourned at 3:21 PM.

A handwritten signature in black ink that reads "Emily Koller". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Emily Koller, AICP
Director of Planning