

Planning Commission Minutes  
Regular Meeting – June 13th, 2013  
Peculiar City Hall, Council Chambers @ 7:00pm

**Present:** Mr. Roger Dougherty (Chairman), Mr. Jim Antonides, Mr. Jerry Ford, Mr. Neill Cox  
and City Planner Clifford McDonald

1. Chairman Dougherty called the meeting to order at 7:00 p.m.
2. Chairman Dougherty asked all to stand for the “Pledge of Allegiance”

3. Roll Call of Members:

<b>Commissioner Antonides</b>	<b>Aye</b>
<b>Commissioner Conway</b>	<b>Absent</b>
<b>Commissioner Cox</b>	<b>Aye</b>
<b>Commissioner Dougherty</b>	<b>Aye</b>
<b>Commissioner Ford</b>	<b>Aye</b>
<b>Commissioner Mallinson</b>	<b>Absent</b>
<b>Commissioner Turner</b>	<b>Absent</b>

4. Consideration of the Minutes, May 23, 2013. Mr. Dougherty asked if there were any corrections or additions to the minutes – none were presented: Motion Made, Seconded & Passed (MMSP) to accept the minutes as presented. (Mr. Ford, 2<sup>nd</sup> by Mr. Antonides).
5. Consideration of the Agenda: Agenda was reviewed: Motion Made, Seconded & Passed (MMSP) to accept as presented. (Mr. Antonides, 2<sup>nd</sup> by Mr. Ford).
6. New Business:

A. Mr. McDonald reviewed the Staff Report on the Special Use Permit (Application) process provided to the Planning Commission. He clarified the difference between the Planning Commission acting in a “Legislative” fashion (when they draft policy/ordinances which are applied throughout the City) and acting in an “Administrative” fashion (when the Commission applies existing policy to an applicant’s single property/parcel which only affects a few people). Mr. McDonald pointed out that the City Ordinance listed the criteria which the Commission would base their decision upon, and ultimately determine a “Finding of Fact” which would approve/disapprove an SUP Application. Mr. McDonald stated the Public Hearing for an SUP application was scheduled for June 20<sup>th</sup>, 2013 and the Commission was provided his Staff Report.

B. City Ordinance regarding Massage Parlors. At the previous meeting Massage Parlors were discussed while determining the districts for their Permitted Uses. Mr. Dougherty questioned whether the City should stipulate restrictions on the operation of this class of business, and Mr. McDonald stated the City may have additional restrictions in the City Ordinance; Mr. McDonald was asked to research this and report back to the Commission. Mr. McDonald stated that Massage Parlors have no additional restrictions in the City Code, but that other Adult & Short Term Loan businesses did. Additional discussion ensued between Commission members on whether or not restrictions were necessary for Massage Parlors. Mr. McDonald stated the Police Department’s job is to enforce the law, and eliminate illegal activities; Mr. Antonides stated he was tired of legitimate business being stifled/punished for the illegal actions of a few. The Commission decided for enforcement by the Police Department in lieu of additional restrictions.

7. Old Business:

The Planning Commission continued the review and discussion of “Permitted Uses” within the City’s Zoning Districts. Mr. McDonald presented the Commission with a revised Matrix which included the recommendations for District A-C, and also now included District I-2 (Heavy Industrial) as it was the subject of discussion for several permitted uses in prior meetings. The Commission proceeded to hold discussion and review of each listed use on the “Peculiar Code Standard Uses” Matrix, identified which District the use should be approved for, and identified it as either a “Permitted Use” or a “Special Use.” The Planning Commission continued the review of the Matrix and completed the next two (2) pages of the spreadsheet (ten (10) pages total) out of fourteen pages. The Commission reaffirmed this process is lengthy, however the review is very thorough and the City Ordinance for Commercial Zoning and Land Use should be treated as a ten (10) year vision for the City and not a short-term fix.

8. Commissioner’s Comments: No comments were presented.

9. Next Meeting Date: Scheduled for June 20th, 2013.

10. There was no further business; Chairman Dougherty called for a motion to adjourn. Commissioner Cox motioned to adjourn, seconded by Commissioner Ford, MMSP; Meeting adjourned at 8:30 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.