

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

February 13, 2024

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman John Chevalier called the meeting to order at 7:00 p.m.

A quorum of the Commission was present: Alderman Melissa Wilson, John Chevalier, Rob Scarborough, Dennis Kathcart, Deb Dotson, Billy Muessig and Mayor Damien Boley.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The December 12, 2023, Regular Session Meeting Minutes were moved for approval by MAYOR BOLEY, Seconded by KATHCART.

Ayes 7, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

Several items are anticipated on the March meeting agenda. Most of it is commercial.

Fairview Crossing North is making progress. The building is being built and infrastructure is going in simultaneously. We are still working with the Developer on Fairview Crossing South.

A couple of residential developments up north are getting close to submitting.

DOTSON asked where these are located.

HENDRIX stated that he would rather not say at this point because no submittal has been made yet.

4. PUBLIC HEARING

- **REZONING 2 LOTS (16000 AND 16100 N 169 HWY) AT THE NORTHEAST CORNER OF 169 HWY AND CLIFF DRIVE FROM B-2 AND R-1B TO R-3**

Public hearing opened.

There were no members of the public that signed up to speak.

Public hearing closed.

5. REZONE 16000 & 16100 N 169 HWY FROM B-2 AND R-1B TO R-3

- **APPLICANT SEEKS TO REZONE 4.14 ACRES OF LAND AT CLIFF DRIVE AND 169 TO R-3**

MAYOR BOLEY motioned to approve the Rezoning of 16000 & 16100 N 169 Hwy from B-2 and R-1B to R-3. Seconded by ALDERMAN WILSON.

DISCUSSION: None

THE VOTE: MAYOR BOLEY-AYE, KATHCART-AYE, DOTSON-AYE, SCARBOROUGH-AYE, ALDERMAN WILSON-AYE, CHEVALIER-AYE, MUESSIG-AYE.

AYES-7, NOES-0. MOTION PASSED

6. SITE PLAN REVIEW 14890 N INDUSTRIAL DR. – THORNELL CORPORATION

- **SITE PLAN REVIEW FOR A 38,000 SQ FT WAREHOUSE AND OFFICE FOR THORNELL CORPORATION**

MAYOR BOLEY motioned to approve the Site Plan Review for 14890 N Industrial Drive – Thornell Corporation. Seconded by DOTSON.

DISCUSSION: None

THE VOTE: MUESSIG -AYE, CHEVALIER-AYE, ALDERMAN WILSON-AYE, SCARBOROUGH -AYE, DOTSON-AYE, KATHCART-AYE, MAYOR BOLEY-AYE.

AYES-7, NOES-0. MOTION PASSED

7. SITE PLAN REVIEW 14820 N INDUSTRIAL DRIVE – HUNTLEY DISPOSAL/DAVID FINKE

- **SITE PLAN REVIEW FOR A 6,400 SQ FT BUILDING TO HOUSE A TRANSFER STATION.**

MAYOR BOLEY motioned to approve the Site Plan Review for 14820 N Industrial Drive – Huntley Disposal/David Finke. Seconded by SCARBOROUGH.

DISCUSSION: None

THE VOTE: SCARBOROUGH -AYE, MAYOR BOLEY-AYE, MUESSIG-AYE, KATHCART-AYE, CHEVALIER-AYE, DOTSON-AYE, ALDERMAN WILSON-AYE.

AYES-7, NOES-0. MOTION PASSED

8. PUBLIC HEARING

- **AMENDING THE SITE PLAN ORDINANCE TO INCLUDE CUP'S IN ANY DISTRICT INTO THE SITE PLAN PROCESS**

Public hearing opened.

There were no members of the public that signed up to speak.

HENDRIX gave an overview of the current requirements and explained why this was being brought to the commission.

Public hearing closed.

9. ZONING ORDINANCE AMENDMENT – SITE PLAN REVIEW ON CUP APPLICATIONS IN ALL DISTRICTS

- **PROPOSED AMENDMENT TO §400.395 TO INCLUDE CUP'S IN ANY ZONING DISTRICT IN THE LIST OF REQUIRED SITE PLAN REVIEW APPLICATIONS.**

MAYOR BOLEY motioned to approve the Zoning Ordinance Amendment to §400.395 to include CUP's in any zoning district in the list of required site plan review applications. Seconded by SCARBOROUGH.

DISCUSSION:

ALDERMAN WILSON asked if this will still require the commission to say aye or nay on a conditional use permit?

HENDRIX stated yes, it would still require that. This would only require that at the time of filing for a conditional use permit they would have to bring forward the site plan compliance at the same time.

THE VOTE: DOTSON -AYE, ALDERMAN WILSON-AYE, SCARBOROUGH-AYE, CHEVALIER-AYE, KATHCART-AYE, MAYOR BOLEY-AYE, MUESSIG-AYE.

AYES-7, NOES-0. MOTION PASSED

10. ADJOURN

MAYOR BOLEY made a motion to adjourn. KATHCART seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:08 p.m.