



Commissioner Bice
Commissioner Milton
Commissioner Bower
Commissioner Rubar
Commissioner Hourin
Commissioner Torguson
Commissioner Hector

MINUTES

PLANNING AND ZONING COMMISSION

Tuesday, May 26, 2020

6:00 PM CST

Council Chambers, City Hall
and via teleconference, if necessary

Commissioner Bice called the meeting to order at 6:00 p.m.CST

Statement of Purpose

Commissioner Rubar recited the Statement of Purpose.

Pledge of Allegiance

Commissioner Bice led the Pledge of Allegiance.

Roll Call

Present: Commissioners Hourin, Bice, Rubar, Layel, and Bower. Absent: Torguson, Hector

Also, present, City Attorney Derek Cusick, Building Official Ronald Jones, Minutes Clerk Tammy Braud.

Confirmation or Adjustments to Agenda

Commissioner Hourin moved, second by Commissioner Bower to approve agenda as presented.

Motion made by Commissioner Hourin, Seconded by Commissioner Bower.

Voting Yea: Commissioner Layel, Commissioner Bower, Commissioner Rubar, Commissioner Hourin,
Commissioner Bice

MOTION CARRIED UNANIMOUSLY

Approval of Minutes

April 28, 2020

Motion made by Commissioner Bower, Seconded by Commissioner Rubar to accept minutes of
April 28, 2020.

Voting Yea: Commissioner Layel, Commissioner Bower, Commissioner Rubar, Commissioner
Hourin, Commissioner Bice

MOTION CARRIED UNANIMOUSLY

New Business

Election of Chairman

Motion made by Commissioner Bower, Seconded by Commissioner Hourin to approve Commissioner Bice as Chairman of the Planning and Zoning Commission until January, 2021.

Voting Yea: Commissioner Layel, Commissioner Bower, Commissioner Rubar, Commissioner Hourin, Commissioner Bice

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner Bower, Seconded by Commissioner Hourin to approve Commissioner Rubar as Vice Chairman until January, 2021.

Voting Yea: Commissioner Layel, Commissioner Bower, Commissioner Rubar, Commissioner Hourin, Commissioner Bice

MOTION CARRIED UNANIMOUSLY

DBHL, LLC represented by Coby Smith has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.2, Article 4.21.1 (C) and Article 2.5 to allow a "Assisted Living Facility" in a R-3 district. The Case File Number is 202000138.

The tax parcel number is 067-0-25-026.000 in part. The property is located south of and adjacent to Kapalama Drive and west of and adjacent to Kapalama Cove. The property is legally described as the west 1/3 of west 1/2 of southwest 1/4 of southwest 1/4 Section 25-7-14. The newly assigned address of the property is 97144 Kapalama Drive. The property is in a R-3 zoning district.

Ronald Jones, Building Official, addressed the commissioners giving them the past history of DBHL LLC. He also answered questions.

DBHL LLC represented by Coby Smith presented the case, and answered questions from the commissioners.

Chairman Bice asked for public comments.

Ms. Lael Bulter and Ms. Sue Jones stated their concerns.

Motion made by Commissioner Bower, second by Commissioner Rubar to recommend approval of the proposed assisted living facility based on the staff report and all conditions. The Commissioners also agreed that the parking lot did not have to be located on the south side of the building.

Voting Yea: Commissioner Layel, Commissioner Bower, Commissioner Rubar, Commissioner Hourin, Commissioner Bice

MOTION CARRIED UNANIMOUSLY

Unfinished Business

NONE

Open Public Comments to Non-Agenda Items

NONE

Commissioners' Comments

NONE

Communication / Announcements

Commissioner Bower and his fellow commissioners would like to welcome Sue Layel to the Planning and Zoning Commission.

next City Council meeting is June 2, 2020 at 6:00 p.m. in council chambers in City Hall

Adjourn or Recess

Motion made by Commissioner Bower, Seconded by Commissioner Hourin to adjourn the meeting at approximately 7:10 p.m. CST

Voting Yea: Commissioner Layel, Commissioner Bower, Commissioner Rubar, Commissioner Hourin, Commissioner Bice