



## Planning Commission Meeting Minutes May 18, 2021

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Chairperson: Rhonda Giles, Presiding  
Commissioners Present: Jeremy Moritz, Susan Jackson, Kurt Kayner and Kent Wullenwaber  
Absent: Todd Culver and Roger Bristol  
Staff Present: City Administrator/Planner Michele Eldridge, and Finance Officer/Deputy City Recorder Cathy Nelson  
Meeting Location: Harrisburg Municipal Center located at 354 Smith St.

**CALL TO ORDER AND ROLL CALL:** Order was called at 7:01pm by Chairperson Rhonda Giles.

**CONCERNED CITIZEN(S) IN THE AUDIENCE.** Everyone present were there for items on the agenda.

### **APPROVAL OF MINUTES**

Kayner motioned to approve the minutes for April 20, 2021 and was seconded by Moritz. The Planning Commission then voted unanimously to Approve the Minutes for April 20, 2021.

### **OLD BUSINESS**

**THE MATTER OF APPROVING THE TIME LIMIT ON THE WOODHILL CROSSING SUBDIVISION (LU 424-2020) FOR A PERIOD NOT TO EXCEED ONE YEAR.**

**Staff Report:** Eldridge reviewed the time extension request with the Planning Commission. She noted that this is a simple time extension for up to one year.

- Moritz asked for clarification on the total time of the application with extension. Eldridge stated it will be the original six (6) months plus an extra one year if approved.
- The new engineer, Roy Hankins, addressed the Commission. He gave a brief background for the reason for the extension. The developer hired recently, due to the previous engineering not having the time to commit to the project. With the

changes in engineering the project will not be ready within the timeframe given with the original application. Therefore, they are requesting the one (1) year extension.

- **Kayner motioned to approve the Woodhill Crossing Subdivision Land Use Approval Time-Line Extension Request (LU-424-2020) for a year with a new expiration date of June 5, 2022. This motion is based on findings presented in the May 2, 2021 staff report to the Planning Commission and findings made by the Commission during deliberations on the request. He was seconded by Wullenwaber. The Planning Commission then voted unanimously to approve the Woodhill Crossing Subdivision Land Use Approval Time-Line Extension Request (LU-424-2020) for a year with a new expiration date of June 5, 2022.**

## **WORK SESSION**

### **THE MATTER OF REVIEWING RECENT SUBDIVISION AND ZONING CODE WORK SESSIONS**

**Staff Report:** Eldridge told the Planning Commission the purpose for this review is to prepare them for what we are going to be doing moving forward. We have already reviewed Zoning Districts, Allowed Uses, General Review Procedures back in July. In August we went over the Zoning Matrix, Site Design Review, and the Proposed Land Division Chapter. We brought the Revised Zoning Matrix, Site Plan Review, and new Zoning District Regulations in September. Lastly, in October we looked at the Conditional Use Permits, HMC 18.110. Jon Hitt will start working on the update again in June. We are hoping to bring the next section to you in July.

- Moritz asked if the Planning Commission could get a printout of the new ordinances so they could begin creating their own books. Eldridge replied the staff was planning on presenting the entire code as amended and hold a public hearing with the Planning Commission and City Council. She noted that all the reviewed ordinances can be viewed and printed from the links on page 20 of the agenda packet.

## **OTHERS**

- Eldridge said that we have two basic deadlines to address during the next meeting.
  1. Butterfly Gardens. Due to an 18% increase in price and the two (2) year backlog for manufactured homes they have decided to change to stick-built homes. The decision has made this an actual sub-division of townhouses. We will have a new plot-plan, subdivision, and variance. Staff expects public to be present for the public hearing. This sub-division will remain a 55+ community.
  2. Vincent Farris purchased property on S. 6<sup>th</sup> Street. He is putting in a warehouse for storage for his business. The City has had to contact him on several occasions because he was doing work without a permit which caused regulatory issues due to wetlands and drainage. We are having a pre-application meeting with him, and all agencies involved.
- Moritz said he would not be at the next meeting.

**With no further discussion, the meeting was adjourned at the hour of 7:25 pm.**

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**Chairperson**

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**City Recorder**