

Planning Commission Meeting Minutes

September 6, 2018

Jefferson City Hall 150 N 2nd Street Council Chambers

Present: Ron Gilles – Chair; Rodrigo Arellano – Vice Chair; Edie O’Neil; Bruce Forbes; Jacquelyn Deeds; David Jones; David Watkins, Council Liaison

Absent: none

Staff: Lissa Davis, City Planner

Visitors: Matt Meisenburg; Mindy Cordle; Robert & Laurie Morton

1. Chair Gilles called the meeting to order at 6:30, followed by the Pledge of Allegiance.
2. Minutes from August 16, 2018 meeting were discussed. Commissioner O’Neil moved to approve the minutes, seconded by Commissioner Forbes. Motion passed unanimously.
3. There were no public comments related to an issue not on the agenda.
4. ANX – 18 – 01, request by Robert & Laurie Morton to annex a 4.29 acre located at 972 North 2nd Street into the city and to rezone the property from Marion County Urban Transition – 3-acre minimum (UT-3) zoning to Jefferson zoning Mixed Use – Highway (MU-H). Chair Gilles opened the public hearing by asking several questions. First, if there was any ex parte communication by the Commissioners. There were none. He then asked the audience if there were any noticing issues; if the jurisdiction was correct to consider the application, and if there appeared to be any impartiality on the part of Commissioners or staff. There was none.

Staff then reviewed the staff report and an email from Mari Valencia, Project Coordinator, Enviroissues, requesting a copy of the staff report. Staff explained that the application meets all criteria for an annexation. It already has city services (sewer and water) to the property and all infrastructure needed for future development is located in 2nd Street. The application meets the requirements for the Mixed Use – Highway (MU-H) zoning district.

The applicant then spoke. Mr. Morton said the school district approached him years ago about annexing the property and the possibility of developing it as residential.

Chair Gilles then called for persons in favor of or against the application. Mr. Meisenburg then asked what they planned to do with the property since he lives behind the requested annexation. He asked what they planned to do with the property. Staff explained that future development plans are not germane to this application but that he would be notified of any development applications that might come in. He then stated that he was in favor of the application. There were no further questions to the applicant or Commission and no rebuttal by the applicants. The Public Hearing was closed at 6:50. Commissioner Deeds stated the applications appeared to meet all the necessary criteria for an annexation. Commissioner Deeds moved to recommend the City Council approve the Annexation application and was seconded by Commissioner Forbes. Commissioner O'Neil moved to recommend the City Council approve the Zone Change application, seconded by Commissioner Forbes. Both motions passed unanimously.

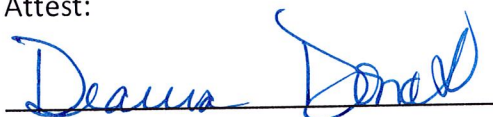
5. Commissioner Forbes gave an update on the Technology Committee. There hasn't been a meeting since the last Planning Commission meeting. However, Councilor Watkins said the Committee has agreed to Nixle and the City Council approved it. The City is currently in negotiations regarding prices and terms. He stated there are different levels that can be subscribed to all of which are beneficial. Commissioner O'Neil is a subscriber and demonstrated its use to Commissioner Deeds.
6. Commissioner O'Neil said the informational handout distributed by staff should be given to all new Commissioners.
7. Motion to adjourn by Commissioner O'Neil; seconded by Commissioner Deeds. Meeting adjourned at 7:15 pm.

Minutes approved this 21 day of February, 2019



Ron Gilles Chair

Attest:



~~Lissa Davis, Planner~~

