



**PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO BOULEVARD
TUESDAY, APRIL 9, 2019**

MEMBERS: Andrew Sutton (Chair), Frank Kutilek (Second), Alan Bess (Secretary), Jeff Campbell, Justin Lurk, Christopher Ford, John Tucker, Del Williams. **Council Liaison:** Brian McArthur. **Staff:** Robert Sweeney (City Attorney), David Bookless (Community Development Director), Christie Hull-Bettale (Community Development Engineer), Sarah Turner (Community Development Planner).

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES: March 12, 2019

6. PUBLIC COMMENT

7. PUBLIC HEARING(S):

- a. **2019-10 S & J Sno-Ball:** Conditional Use Permit to operate a seasonal snow-cone trailer at 754 Jeffco Blvd.
- b. **2019-11 360 Nutrition:** Conditional Use Permit to operate a smoothie bar at #16 Fox Valley Center
- c. **2019-12 2209 Lonedell Rd:** Change of Zoning from “PRD” Planned Residential District to “R-2” Residential District for a property located at 2209 Lonedell Road to allow the construction of up to three single-family dwellings.
- d. **2018-08 Lodging Establishments:** City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances, creating definitions for lodging establishments and extended stay lodging establishments and providing regulations therefor.
- e. **2019-13 New/Used Car Sales:** City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances to modify definitions and regulations related to “used car sales,” as defined in the Zoning Ordinance, and as related to new car, truck, recreational vehicle, boat, trailer, other vehicle, and/or construction equipment sales.
- f. **2019-01 Cedarhurst Arnold:** Change of Zoning for seven (7) properties from C-4, R-3 and C-2 to all C-4 Planned Commercial District for the purposes of operating assisted living apartments and associated services at 2069 Missouri State Rd. [[CONTINUED](#)]
- g. **2019-02 Cedarhurst Arnold:** Record plat consolidating 7 parcels into 1 at 2069 Missouri State Rd. [[CONTINUED](#)]

8. OLD BUSINESS:

- a. **2019-01 Cedarhurst Arnold:** Change of Zoning for seven (7) properties from C-4, R-3 and C-2 to all C-4 Planned Commercial District for the purposes of operating assisted living apartments and associated services at 2069 Missouri State Rd.
- b. **2019-02 Cedarhurst Arnold:** Record plat consolidating seven (7) parcels into one (1) at 2069 Missouri State Rd.

9. NEW BUSINESS:

- a. **2019-10 Sno-Ball Trailer:** Conditional Use Permit to operate a seasonal sno-cone trailer at 754 Jeffco Blvd.
- b. **2019-11 360 Nutrition:** Conditional Use Permit to operate a smoothie bar at #16 Fox Valley Center
- c. **2019-12 2209 Lonedell Rd:** Change of Zoning from “PRD” Planned Residential District to “R-2” Residential District for a property located at 2209 Lonedell Road to allow the construction of up to three single-family dwellings.
- d. **2018-08 Lodging Establishments:** City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances, creating definitions for lodging establishments and extended stay lodging establishments and providing regulations therefor.

- e. **2019-13 New/Used Car Sales:** City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances to modify definitions and regulations related to “used car sales,” as defined in the Zoning Ordinance, and as related to new car, truck, recreational vehicle, boat, trailer, other vehicle, and/or construction equipment sales.

10. STAFF UPDATE

11. COMMISSIONERS UPDATE

12. COUNCIL LIAISON REPORT

13. NEXT SCHEDULED MEETING: April 23, 2019

14. ADJOURNMENT

The Public is welcome to comment on any item on this agenda following presentations by the Staff and petitioner. Comments concerning items not on the agenda should be made during the Public Comment section of the agenda, near the beginning of the meeting. When you address the Planning Commission, please step to the podium and state your name and address into the microphone. Unless otherwise directed by the Chairperson, individuals may speak for three minutes, while those representing a group may speak for six minutes.