

RECORD OF PROCEEDINGS

Regular Planning Commission Meeting – September 8, 2020

The meeting of the Town of Meeker Planning Commission was called to order by Chairman Hale at 7:02 p.m.

Pledge of Allegiance

Members Present: Sam Hale
Michele Morgan
Elisabeth Morton
Kitty Clemens – by phone
Chris Lockwood

Others Present: Lisa Cook, Town Administrator
Carl Padilla, Building Inspector
Kathleen Sizemore, Clerk
Greg Hanberg, Applicant

Approval of Agenda: Chairman Hale asked for any changes to the agenda, with none noted, a motion to accept the agenda as presented was made by Commissioner Morton, seconded by Commissioner Lockwood.

Roll call for Vote: All ayes, motion carried

Approval of Minutes: Chairman Hale asked for any questions or changes to the minutes of June 15, 2020, with none noted, Commissioner Morton made a motion to accept the minutes as presented, seconded by Commissioner Lockwood.

Roll call for Vote: All ayes, motion carried

Public Participation: None

Public Hearing: Chairman Hale opened the public hearing at 7:04 pm for the Home Occupation Special Use Review Permit request by Greg Hanberg, 1368 Juniper Road, Lot 20 Block 7, Sage Hills Re-subdivision, to provide distribution of bulk fresh and/or frozen meats and seafood.

Inspector Padilla presented the following information: The lot for this request is located at 1369 Juniper Road and there is currently an existing house on the property. The driveway and proposed parking for this business will be accessed off Juniper Road on the south side of the house. The property has adequate off-street parking and the site is in the R-1 A (Single Family Residential) zone district. Inspector Padilla stated the application was submitted to the Town within the required time periods and with the required fee. The request was advertised as mandated by the Meeker Zoning ordinance and all adjacent neighbors have been notified.

Inspector Padilla stated staff recommends approval of this Special Review request for the following: Mr. Hanberg and his wife will be the only employees involved in the home occupation and will not have any other employees as mandated by the Town's regulations. All activities associated with the home occupation will be done within the home. Hanberg's will have one or two customers picking up at a time and will make a few deliveries around town. The business will be in the attached garage portion of the home and the customers will enter the south side. The area is less than 25% of the total gross floor area and there will be no other indication of a home occupation other than an additional car or two. All storage for the business will be within the home and the business is quiet.

Chairman Hale asked if there were any questions or comments, Commissioner Morgan asked if deliveries were new to this business and Mr. Hanberg answered that they don't normally do deliveries but do have some elderly customers that they do provide that for. With no other comments or questions, Commissioner Morton made a motion to approve the Home Occupation Special Use Review Permit request by Greg Hanberg, 1368 Juniper Road, Lot 20 Block 7, Sage Hills Re-subdivision, to provide distribution of bulk fresh and/or frozen meats and seafood, contingent upon the Town receiving the deed of trust before the Board of Trustee meeting on September 15, 2020.

RECORD OF PROCEEDINGS


Page 2

Seconded by Commissioner Lockwood. Chairman Hale closed the public hearing at 7:09 pm

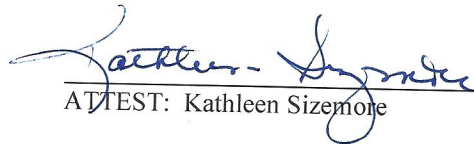
Roll call for Vote: All ayes, motion carried

Other Planning Commission Matters: Administrator Cook reminded the Commission of the upcoming joint Planning Commission, Board of Trustees and Meeker Moving Forward Meeting on Monday September 28, 2020 at 7:00 pm to go over the draft of the Meeker Comprehensive Plan.

Adjournment: Chairman Hale adjourned the meeting at 7:11 pm



Chairman Hale



ATTEST: Kathleen Sizemore