

RECORD OF PROCEEDINGS

Regular Planning Commission meeting– May 8, 2023

The meeting of the Town of Meeker Planning Commission was called to order by Commissioner Joy at 7:00 p.m.

Pledge of Allegiance

Commissioners Present: Amanda Back
 Greg Hanberg
 Leif Joy
 Michele Morgan
Staff Present: Carly Thomson, Community Development/Planner
 Mandi Etheridge, Town Administrator
 Carl Padilla, Building Inspector
Citizens Present: Katy Alger, applicant

Approval of Agenda

Motion to approve agenda made by Commissioner Hanberg, second by Commissioner Morgan. All ayes, motion carried.

Approval of Minutes

Motion to approve the minutes from the January 23, 2023 Planning Commission meeting made by Commissioner Back, second by Commissioner Morgan. All ayes, motion carried.

Motion to approve the minutes from the March 13, 2023 joint Board of Trustees and Planning Commission meeting made by Commissioner Morgan, second by Commissioner Hanberg. All ayes, motion carried.

Commissioner Resignation

Commissioner Joy stated that Commissioner Hanks submitted his resignation via email effective April 6, 2023. Motion to accept resignation made by Commissioner Morgan, second by Commissioner Hanberg. All ayes, motion carried.

Public Participation

None.

Consideration of Variance Request extension

Planner Thomson stated that the lot size and setback variance granted in May of 2022 for Allan and Jeanne Jones at 314 Garfield Street was not completed due to the requirement of adding a new gas line to the property. The estate management was taken over by the Daughter & Son-in-law and the gas line requirement has been overlooked. An extension of 12 months is requested to allow for the gas line to be taken care of; it should take about 2 months to complete then the variance would be finalized and lot line would be adjusted. Commissioner Joy asked for a motion to extend the variance for 314 Garfield Street; motion made by Commissioner Hanberg, second by Commissioner Back. All ayes, motion carried.

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Public Hearing

Commissioner Joy opened the public hearing at 7:06 p.m. for the consideration of a Special Review Use Permit for Mary Jo Carroll and Kathleen Alger at 1021 Main Street, Lot 14, Block 88, Town of Meeker.

Planner Thomson thanked applicant Katy Alger for coming and wanting to continue operating a business in Meeker. Thomson reported that Alger was requesting a Special Review Use permit to operate her dog grooming business at 1021 Main Street; property is owned by Mary Jo Carroll and is located in the MRA zone as a single family residence; Alger was granted a Special Review Use permit for the same home occupation located at 353 Park on March 3, 2020; application for the new location was submitted complete and fee was waived; request was advertised according the Meeker Municipal Code and letters were sent to all adjacent neighbors. Since reviewing the application, staff has received zero (0) negative comments and one positive comment in support of Alger and her business.

Staff recommended approval of the permit based on the applications compliance with the Meeker Municipal Code and alignment to the Comprehensive Plan, including goals in Community Services and Economic Development.

Applicant Alger added that she was working on having the occupation either in the garage or in a separate shed, either of which would require additional water and sewer upgrades. Padilla stated that a permit to add utilities to the garage or in an accessory structure could be pulled and inspected to be compliant, though it might need insulation. There was a question about whether the new code would allow outside (RV hook-up) plumbing for sewer. Padilla recommended that Alger verify with sanitation regarding any requirements for the occupation and agreed that they can find a good solution for the business.

The Commission believed that the continuation of the business was great for the Town and a positive addition to the community. Commissioner Joy added that he was impressed that a neighbor submitted a positive comment on behalf of the applicant. With no further questions or comments, Commissioner Joy closed the public hearing at 7:13 p.m. A motion to recommend approval of the Special Review Use Permit for a home occupation at 1021 Main Street made by Commissioner Back, second by Commissioner Hanberg. All ayes, motion carried.

Thomson stated that second public hearing for the new Land Use Code was scheduled for next Tuesday, May 16th at the Board of Trustees meeting.

With nothing further, Commissioner Joy adjourned the meeting at 7:15 p.m.



Leif Joy, Chairman

Attest:



Mandi Etheridge, Town Administrator