

**PLANNING COMMISSION MINUTES Regular  
Meeting  
February 4, 2020**

**CALL TO ORDER:** The February 4, 2020, Planning Commission meeting was called to order by Chairperson Brummette at 7:00 p.m.

**PRESENT:** Chairman Brummette, Commissioners Pennington, Bly, Hoy, Clarke, and Mayor Pro-Tem Armitage

**ABSENT:** Commissioner Snyder

**ALSO PRESENT:** Deputy City Clerk Walters and Community Development Director Myrkle.

**ELECTION OF OFFICERS 2020:**

Commissioner Hoy nominated Commissioner Brummette for Chairperson.

**Commissioner Bly moved, supported by Clarke to elect Commissioner Hoy as Chairperson. Carried. 5 Yes. 0 No.**

Commissioner Brummette nominated Commissioner Bly for Vice Chairperson.

Commissioner Bly nominated Commissioner Hoy for Vice Chairperson.

**Commissioner Brummette moved, supported by Clarke to elect Commissioner Hoy as Vice Chairperson. Carried. 5 Yes. 0 No.**

Commissioner Brummette nominated Commissioner Pennington for Secretary.

**Commissioner Brummette moved, supported by Clarke to elect Commissioner Pennington as Secretary. Carried. 5 Yes. 0 No.**

**APPROVAL OF MINUTES:**

**Motion by Commissioner Bly, second by Clarke to approve the minutes of December 3, 2019 as presented. Carried. 5 Yes. 0 No.**

**APPROVAL OF AGENDA:**

**Motion by Commissioner Bly, second by Clarke to approve the agenda as presented. Carried. 5 Yes. 0 No.**

**EARLY PUBLIC COMMENT:** Paul Zielinski, 607 S. Cochran, stated he has lived across the street for forty years from the 600 S. Cochran he feels there is no local need for a business at the location.

Director Myrkle, clarified that there is an opportunity for public comment regarding 600 S. Cochran can take place during the public hearing as well.

**NEW BUSINESS:**

**PUBLIC HEARING – REZONE AMENDMENT- 600 S. COCHRAN:**

**Public Hearing Opened: 7:08 P.M.**

**Director Myrkle**, clarified to the Planning Commission they are hearing a request for rezoning of 600 S. Cochran and will be required to provide a recommendation to City Council. He described the possible scenarios with potential recommendations.

**Phil Grimwood, Director of Helping Hands**, two potential businesses interested in purchasing the building are of an office nature. He stated the size of the building and property limits the kind of business and disruptions that can be made to the neighborhood.

**Randy Royston, New Hope Community Church**, stated he favors the rezoning as it could have been sold by now and he never realized it had been zoned as R1.

DRAFT

**Sharon Furman, 607 S. Cochran**, stated she was concerned about a larger business looking to purchase the neighboring property and would prefer

Deputy Clerk Walters read communication from Ben Phlegar, 425 Horatio, into the record.

Deputy Clerk Walters read communication from Ginger Smigelski, 120 W. Shaw, into the record.

**Amanda Thompson, 2498 N Clinton Trail**, would like to state that Helping Hands is still paying for the building. She stated without the rezoning Helping Hands is losing potential buyers.

**Pamela Huffman, 720 Cherry St.**, serves with Helping Hands since 1998. She stated she served as the President and Helping Hands grew and outgrew the building. She stated Helping Hands also does not wish to see any business come to the building which might disturb the neighborhood.

**Jennifer Wood, 605 S. Cochran**, stated she has been a resident for about ten years now at 605 S. Cochran. She is a teacher in the community and respects the needs Helping Hands serves. She stated she is concerned about the types of businesses that would wish to use the building. She stated she would prefer it be left zoned as Residential.

**Michael Wood, 605 S. Cochran**, stated he would prefer the property stay zoned as R1 as reflected by his wife and neighbor's statements.

Chairperson Brummette requested repeated clarification from Director Myrkle regarding the request and procedural consequences of the Planning Commission's recommendations.

Director Myrkle clarified that B1 has the least impact of all business zoning as it is the most restrictive.

Discussion was held zoning types and their impact on business lending.

Discussion was held regarding the lot adjacent to 600 S. Cochran on its south side.

**Public Hearing Closed: 7:39 P.M.**

**A. ACTION— REZONE AMENDMENT- 600 S. COCHRAN:**  
Chairperson Brummette read the proposed Ordinance-01 into the record.

Commissioner Bly stated he frequently travels near the intersection of Shaw and Cochran. He stated that he says any business put there

**Commissioner Pennington moved, supported by Clarke to deny recommending Ordinance-01.**

Roll was called. Votes recorded as follows:  
Commissioner Pennington – Yes  
Commissioner Bly – No  
Commissioner Brummette – No  
Commissioner Hoy – Yes  
Commissioner Clarke – No

**Motion dies.**

Commissioner Hoy stated he has always known the area as business and he sympathizes with the residents near the building. He wishes to find a solution that is restrictive enough to allow the property to be sold without upsetting the neighbors and neighborhood currently there.

Discussion was held regarding the difference in prior use of the property as a business.

Mayor Pro-Tem Armitage stated he views that the use of the property has

DRAFT

been similar to B1 over the last several years. He stated the property has limited use for anything commercial.

Discussion was held understanding the current use lies somewhere between R1 and B1.

**Commissioner Brummette moved, supported by Bly to recommend Ordinance-01.**

Roll was called. Votes recorded as follows:

Commissioner Pennington – No

Commissioner Bly – Yes

Commissioner Brummette – Yes

Commissioner Hoy – No

Commissioner Clarke – Yes

**Carried. 3 Yes. 2 No.**

Commissioner Hoy stated this can be revisited in the future under Conditional Use. He stated the zoning cannot be changed back to R1 by anyone than the property owner.

**REPORTS, COMMENTS, CORRESPONDENCE:**

**STAFF REPORT:** Director Myrkle stated he will continue sending out opportunities for training.

Chairperson Brummette stated this is one of the challenging decisions the Planning Commission is here to make.

**LATE PUBLIC COMMENT:** **Paul Zielinski, 607 S. Cochran,** stated he believes rezoning is a step backward. He also requested the Planning Commission consider why the area remained zoned R1 over so many years.

**Pamela Huffman, 720 Cherry St.,** stated there had been a small residence in the upstairs of the building when Helping Hands had first opened.

Director Myrkle stated he is unsure why decisions were made in 1972 the way they were. He stated the elements of the zoning code do not necessarily reflect the current community values.

**There being no further business, Commissioner Bly, supported by Hoy moved to adjourn at 8:13 p.m.**

---

Jessica Walters, Deputy City Clerk