



CITY OF GARDEN CITY
PLANNING COMMISSION
REGULAR MEETING MINUTES
January 14, 2021

The Planning Commission met for a Regular Meeting on Thursday, January 14, 2021 at 6:30 p.m. via Zoom Webinar.

REGULAR MEETING

ROLL CALL

Present were Chairperson May, Commissioners Turnbull, Kaledas, and Metivier. Commissioners Steenburg and Walls were absent. Also present were DDA Director Dold, McKenna Consultant Ortega, and Minutes Clerk Smith.

❖ Item #21-01-001: Approval of Agenda

RESOLVED: Moved by Metivier; Supported by Kaledas: Motion To approve the meeting agenda as presented.

AYES: Unanimous
ABSENT: Steenburg, Walls

Motion Carried

❖ Item #21-01-002: Approval of Minutes

RESOLVED: Moved by Kaledas; Supported by Metivier: To approve the Regular Meeting Minutes of December 10, 2020 as presented.

AYES: Unanimous
ABSENT: Steenburg, Walls

Motion Carried

PUBLIC COMMENT

The chair announced it was time for public comments for items not on the agenda.

- There were no public comments.

BUSINESS ITEMS

- **Zoning Ordinance Amendment - Public Hearing** on proposed amendment language regarding design standards, mobile home park terminology and certificate of occupancy regulations.
DISCUSSION: McKenna Consultant Ortega gave overview of proposed zoning ordinance amendments to sections 154.005 - Definitions, 154.024 - Residential Design Standards, and 154.466 - Certificate of Occupancy of the Garden City Zoning Ordinance.

The public hearing to consider the proposed zoning ordinance amendment was called to order at 6:50 pm by Chairperson May.

Hearing no public comment, the Public Hearing was closed at 6:52 p.m.

❖ Item #21-01-003:

RESOLVED: Moved by Turnbull; Supported by Kaledas To recommend City Council APPROVE proposed zoning ordinance amendments to sections 154.005 - Definitions, 154.024 - Residential Design Standards, and 154.466 - Certificate of Occupancy of the Garden City Zoning Ordinance regarding residential design standards, mobile home park terminology and certificate of occupancy regulations.

AYES: Unanimous
ABSENT: Steenburg, Walls

Motion Carried

OTHER BUSINESS

- **PC #20-008: Request for the rezoning of 6112 Merriman Road from R-3, Multiple Family Residential and 31430 Block Street from R-1, Single Family Residential to HS, Historic Structures and Sites District.**

DISCUSSION: McKenna Consultant Ortega gave overview of McKenna review letter dated January 6, 2021. Commission discussed how rezoning will allow preservation of the site and allow it to be a resource for city residents.

The public hearing to consider the request for the rezoning of 6112 Merriman Road and 31430 Block Street was called to order at 7:01 pm by Chairperson May.

- Kim, Garden City, wanted to thank the city for consideration and their help with initiating the rezoning request.

Hearing no further public comment, the Public Hearing was closed at 7:04 p.m.

❖ Item #21-01-004:

RESOLVED: Moved by Turnbull; Supported by Metivier To recommend City Council APPROVE request to rezone 6112 Merriman Road from R-3, Multiple Family Residential and 31430 Block Street from R-1, Single Family Residential to HS, Historic Structures and Sites District.

AYES: Unanimous
ABSENT: Steenburg, Walls

Motion Carried

COMMISSIONERS' COMMENTS

- Commission as a whole discussed the traffic flow exiting the Checkers drive-thru location, issues with drivers turning left onto Ford Road from McDonald's location, curbs at entrances to McDonald's location, and construction at Shell gas station where applicant has requested elevation change to building.

ADJOURNMENT

Having no further business the Chair adjourned the meeting at 7:20 pm.

Bryan C. Smith
Minutes Clerk