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Planning & Zoning

February 20, 2024 5:30 p.m.

- 1) Attendance: Amy Bannister, Mirl Searles, Kim Plymate & Mike Johns.
Absent: Don McVay

Amy Bannister called the Meeting to Order.

- 1) Final Plat for the City Utility Lot-Johns made a **Motion** to approve, **Seconded** by Searles. All voted "Aye". **Motion carried.**
- 2) Preliminary Plat for Kissinger – Engineer brought in bigger copies to look at. City Attorney discussed all the things that have been discussed and changed during the weeks prior to the meeting, such as the well, being a shared or separate well that can be determined when the lot is sold, Annexation and hooking up to water when the line gets within 250 ft of the property. The Engineer will send the Attorney the legal description of the property so Voluntary Annexation papers can be written up for the next Trustee meeting. Johns made a **Motion, Seconded** by Plymate to approve the Preliminary Plat conditioned on the land being first annexed into the City and a requirement that any building on the lots with plumbing connect to the City water system when a main is within 250 feet of the property line. All voted "Aye". **Motion carried.**
- 3) Building Permit 9525 Discovery Court – Plymate made a **Motion, Seconded** by Searles to approve the Building Permit. All voted "Aye". **Motion carried.**
- 4) Building Permit 9524 Discovery Court – Searles made a **Motion, Seconded** by Plymate to approve the Building Permit. All voted "Aye". **Motion carried.**
- 5) Building Permit 13286 Horseshoe Court – Lot coverage is OK. A piece of property needs to be obtained from the Stagebarn Subdivision and this is currently being worked on. Plymate made a **Motion** to approve the building permit contingent on the purchase of the needed property or access to get to the garage., **Seconded** by Searles. All voted "Aye". **Motion carried.**
- 6) Johns made Motion to adjourn, Seconded by Searles. All voted "Aye". Motion carried. Adjourn 5:45 p.m.

Amy Bannister opened Public Hearing at 6:00 p.m. on the request for a conditional use permit on property at 13012 Sturgis Road.

About a dozen citizens were present for the Hearing.

Mr. Tatum came to the front table and explained to the Board what his plans are for the building at 13012 Sturgis Road. He plans to put in a Sporting Goods Store and Consignment in with Bait and Fishing, Guns and Ammo, with Motion Detectors and Windows on Bars and Security Lights. Has been in communication with the Sturgis Sheriff.

Questions were asked by the Public:

*Process to purchase a gun? It has to go through the ATF. If you have a carry permit you have already done the background check.

*Why so close to the School and Subdivision? This is the location that best met his needs for his desire to open a Sporting Goods Store. He has lived in this area for over 40 years and his wife for over 70 years.

*Is there a legal distance between school and selling guns? Looking into the answer for this. It appears to be 727 feet to the school property line.

*105 residential lots with 1 commercial lot. 21 letter out to neighbors, 4 households are present to show their dislike. Property values will go down.

Zoned Neighborhood Commercial so Sporting Goods will work under Conditional Use.

Some of the Conditions that can be looked at are Landscaping, Fencing, Parking trailers etc in the back, No vehicle sales, Lighting, Signs, etc.

Searles made a **Motion, Seconded** by Plymate to close the Public Hearing.

Searles made a **Motion, Seconded** by Plymate to defer any action until some of the Board Members can go on the property and get a better idea of what this is going to look like. All voted "Aye". **Motion carried.**

Searles made a **Motion, Seconded** by Plymate to adjourn the Public Hearing. All voted "Aye". **Motion carried.** 6:40 p.m.

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