

MINUTES OF REGULAR MEETING

June 6, 2023

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:00 p.m.

Present: Jeffrey Waddell, Bill Simpson, Merriam Walker, Britnee Ghutzman

Absent: Daniel Gazda

Also Present: Gary Palmer, City Administrator, Chris Roznovsky, City Engineer

VISITOR/CITIZENS FORUM

None.

1. Approval of the meeting minutes for May 2, 2023.

Britnee Ghutzman moved to approve the minutes with two revisions clarifying comments made on agenda items 6 & 7. Bill Simpson seconded the motion, which carried unanimously. (4-0)

2. Consideration and possible action on rescheduling the July 2023 Regular Meeting.

With the July regular meeting falling on July 4th, staff recommended rescheduling the meeting date to July 3rd or July 5th. Merriam Walker moved to reschedule the meeting to July 5th. Britnee Ghutzman seconded the motion, which carried unanimously. (4-0)

3. Consideration and possible action on a recommendation to City Council on a Special Use Permit application for 14640 Liberty Street as submitted by Evan Ballew.

The applicant presented his concept of using the property as a real estate office for his business. The Commission discussed the details of the request with the applicant. Jeff Waddell noted that the SUP is a tool that has been utilized in past similar situations. As opposed to unrestricted commercial zoning, it allows the city to have desirable controls and apply all the normal city

ordinances that protect residential areas. The SUP works well for a small business that operates during daytime hours, is quiet by nature, and meets all enforceable city ordinances such as low lighting, etc. concerning residential neighbors. It was also noted that this could be a good first step in helping to clean up the area. After further discussion, Britnee Ghutzman noted the proposed use is consistent with commercial property regulations and moved to recommend approval of the SUP with the following conditions:

- The SUP runs with the applicant, not the use of the property.
- Require the same buffer, setbacks, and other regulations that pertain to commercial properties that abut residential areas in the city.
- Allow the existing accessory shed within the rear setback to remain.

Motion was seconded by Merriam Walker, which carried (3-1) with a dissenting vote by Bill Simpson.

4. Consideration and possible action on exterior renovations to 14259 Liberty Street, located in the Historic Preservation District, as submitted by Tony & Rebecca Noriega.

The applicants presented the information and proposed alternate colors for the building exterior if the Commission felt that the submitted colors were not acceptable. After discussion with the applicants, Britnee Ghutzman moved to approve the renovations as presented with the alternate exterior colors of “Jazzy Blue” for the walls and “Gray Cloth” trim. Bill Simpson seconded the motion, which carried unanimously. (4-0)

5. Consideration and possible action on approval of construction plans for Montgomery Bend Section One (Dev. No. 2203).

Chris Roznovsky presented the plans and answered questions from the Commission. Discussion was had on all drainage areas, including the detention pond and outfall, curb and gutter design, width of streets, adjoining properties, all easements and the future Section Two. The Commission also discussed the double lane boulevard entry, lot setbacks, and green space of the 2 lots adjacent to the entry.

Overall recreation and green space areas were reviewed, especially focusing on quality of life and quality of development and construction from a reputable developer. Following discussion, Bill

Simpson moved to approve the construction plans as presented. Britnee Ghutzman seconded the motion, which carried unanimously. (4-0)

Commission Inquiry

A question about activity at a residence on College Street was asked of staff. No information was known at the meeting and Mr. Palmer stated that staff would look at the property in question and get more information.

Adjournment

Bill Simpson moved to adjourn the meeting at 7:45 p.m. Britnee Ghutzman seconded the motion, which carried unanimously. (4-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary