

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**VIA TELECONFERENCE**  
**Monday, February 8, 2021**  
**5:30 P.M.**

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1. **CALL TO ORDER:** Chairperson Sue Theisen called the meeting to order at 5:31 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Anna Tobolski, Randy Davis, Matt Fallstrom; Planning Director David Picklesimer, City Manager Bob Bolz, Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Planning Director David Picklesimer.
4. **ANNOUNCEMENTS: NONE**
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by A.Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting on January 11, 2021 made by M. Fallstrom; second by R. Davis. Vote carried unanimously in favor.

**PUBLIC HEARING**

7. **ZA-C2100100A:** Saara Mariah Qureshi has requested a zoning amendment for Tract B of TMP 092B 006 004 Located at LL 375 4<sup>th</sup> district consisting of 1.71 acres from R1 (Restricted Single-Family Residential District) to HB (Highway Business District). Public Hearing Dates; Planning Commission on February 08, 2021 and City Council on March 1, 2021. City Council for a decision on March 15, 2021.

A. Tobolski motioned to open the public hearing for **ZA-C2100100A**; second by R. Davis. Vote carried unanimously in favor.

Planning Director David Picklesimer read the zoning amendment request. Assem Khan Qureshi and Corey Guthrie, civil engineer representing Mr. Qureshi spoke in favor. Mr. Guthrie stated that the applicant would like to rezone from 1.71 acres from R1 (Restricted Single-Family Residential District) to HB (Highway Business District) for outdoor storage and mini storage units.

Amy Mulberry located at 586 Perimeter Road spoke in opposition to the request. Ms. Mulberry stated that she was concerned about the change in buffer reduction, variances, and detention pond.

R. Davis motioned to close the public hearing for **ZA-C2100100A**; second by A. Tobolski. Vote carried unanimously in favor.

M. Fallstrom motioned to deny the zoning amendment **ZA-C2100100A**; second by A. Tobolski. Vote carried unanimously in favor.

8. **VA-C2100100A:** Saara Mariah Qureshi has requested the following variances for Tract B of TMP 092B 006 004 Located at LL 375 4<sup>th</sup> district. Request a reduction of the side setback from 40' feet to 20' feet and the buffer reduction from 30' feet to 10' feet adjoining Tract C. Request waiver of 6" inch fire line connection fee of \$60,000. Public Hearing Dates: Planning Commission on February 8, 2021 and City Council on March 1, 2021. City Council for a decision on March 15, 2021.

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R. Davis motioned to open the public hearing **VA-C2100100A**; second by A. Tobolski. Vote carried unanimously in favor.

Planning Director David Picklesimer read the variances request. Assem Khan Qureshi and Corey Guthrie, civil engineer representing Mr. Qureshi spoke in favor. Mr. Guthrie requested a setback reduction from 40 feet to 20 feet, buffer reduction 30 feet to 10 feet and wavier of the \$60,000.00 fire line connection fee.

No one spoke against the variance request.

R. Davis motioned to close the public hearing for **VA-C2100100A**; second by M. Fallstrom. Vote carried unanimously in favor.

A. Tobolski motioned to deny the variance **VA-C2100100A** as to the buffer reduction and setback and approved the request reduction of 6" inch fire line connection fee of \$60,000.00; second by R. Davis. Vote carried unanimously in favor.

**PLANNING DIRECTOR REPORT:** No announcements

Chairperson Theisen announced that the next Planning Commission Meeting is March 8, 2021 at 5:30 pm.

**ADJOURNMENT:**

At 6:45 p.m., a motion to adjourn the meeting was made by R. Davis; second by M. Fallstrom. Vote carried unanimously in favor.

*Resigned*

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Sue Theisen, Commission Chairperson

*Anna Tobolski*

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Anna Tobolski, Planning Commissioner

*Matt Fallstrom*

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Matt Fallstrom, Planning Commissioner

*Randy Davis*

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Randy Davis, Planning Commissioner

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Vacant

Attested:

*Stacy Harris*

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Stacy Harris, Zoning Administrative Assistant