

**MINUTES OF
THE REGULAR MEETING OF THE ROSE HILL PLANNING
COMMISSION
TUESDAY, OCTOBER 13, 2020**

Call To Order

The Regular Meeting of the Rose Hill Planning Commission was called to order at 6:00 p.m. by Chairman Greg Thomas and held in the City Hall Council Chambers. Members present: Eric Bollig, Mike Sullivan and Matt Gouldsmith. Members absent: Ed Templin. Staff Present: Warren Porter – City Administrator.

Approval of Agenda

Motion by Commission Member Bollig to approve the agenda. Second by Commission Member Gouldsmith with motion passing 4-0.

Approval of Minutes

With copies of the July 14, 2020 Regular Planning Commission meeting minutes previously distributed and before each member.

Motion by Commission Member Bollig to approve the July 14, 2020 Regular Planning Commission meeting minutes. Second by Commission Member Sullivan with motion passing 4-0.

Appointment/Election for Planning Commission Secretary

With the retirement of Cindy Stone, Commission Member Bollig made a motion to appoint Warren Porter as Planning Commission Secretary. Second by Commission Member Sullivan with motion passing 4-0.

Public Hearing

The Chairman opened a public hearing at 6:02 p.m., on Rezoning Case Z-2020-02. The application was filed by Mr. Dwight St. Clair for C-1 zoning from R-1 to develop vacant lot North of Nursing Home Facility on Rose Hill Road, with a description of Jan Lee 3rd Addition, S31 T28 R03E, Block 1, Lot 1, approximately 2 acres. The use of the property proposed on the application was for an Organic Food Market and Day Spa. On the sketch plan, an independent Living facility was also included.

Notice of a public hearing was published on September 17, 2020.

Chairman Thomas asked Secretary Porter to review the case.

Chairman Thomas recognized Mr. St. Clair as the owner and applicant to review the proposed development. Mr. St. Clair stated that he believed the Independent Living facility would be a good fit for transitional living, including to the adjacent nursing home. There would be a proposed 6 units. The development would occur all at one time.

Chairman Thomas asked for other comments from the public and none were received.

Chairman Thomas closed the public hearing at 6:10 p.m.

Deliberation and Action

After the members of the Planning Commission asked questions about the proposed project and discussed the application, Commission Member Bollig made a motion to recommend rezoning the property from R-1 to C-1. Second by Commission Member Sullivan with motion passing 4-0.

Public Hearing

The Chairman opened a public hearing at 6:12 p.m., on Rezoning Case Z-2020-03. The application was filed by Kolby Kruse for R-2 zoning from R-1 to develop vacant lot between 207 and 211 S. Reyer Street, approximately 0.29 acres. The use of the property proposed on the application was for construction of a new duplex.

Notice of a public hearing was published on September 17, 2020.

Chairman Thomas asked Secretary Porter to review the case.

Chairman Thomas noted that the property owner was not present for the public hearing.

Chairman Thomas asked for other comments from the public and Mr. Curtis Beard appeared with concerns about the development. Mr. Beard asked questions of the Commission and staff. Some of the questions could only be answered by the applicant, whom was not present. During the public hearing, Mr. Beard was made aware that the property proposed for rezoning was two lots north of the area Mr. Beard was concerned. The property Mr. Beard was concerned about is currently already zoned R-2.

No one else spoke concerning the application.

Chairman Thomas closed the public hearing at 6:25 p.m.

Deliberation and Action

After the members of the Planning Commission asked questions about the proposed project and discussed the application, Commission Member Bollig made a motion to recommend tabling the rezoning the property from R-1 to R-2 until the next meeting for the applicant to be present. Second by Commission Member Gouldsmith with motion passing 4-0.

Adjournment

Motion by Commission Member Bollig to adjourn the meeting at 6:20 p.m. Second by Commission Member Sullivan with motion passing 4-0.

Respectfully submitted,

Warren Porter
Secretary