



**Minutes
Planning Commission
Public Hearing
Zoning Permit 2014-01. Dan Walcker.
July 8th. 2014 / 6:00 pm**

- CALL TO ORDER
 - ROLL CALL. **Bissen, Carlson, Vetch** CITY ATTORNEY PRESENT? **YES**
 - ACTION TO CHANGE AGENDA
 - **Add Application permits #2014-8 and 2014-9**
1. Opening Statement of Planning Commission:
 - a. *Purpose of Meeting* - **Vetch read the letter from Dan Walker requesting a text amendment to Ordinance #133**
 - b. *Read, or describe aloud the request by Dan Walcker. (Purpose, location, requested dimension, etc.)*
 2. Dan Walcker. Supporting Documents, Discussion.
 3. General Discussion - **None from Committee Members**
 4. Comments from Members of Audience. **Dan Walker explained that he has tried renting the property for several years but no one has been interested. This is the reason he wants to convert the lower level into apartments. There is a one car garage and parking behind the property.**

Lance Ross: Expressed concerns - there are plenty of rental properties, is it really needed? His street is now mostly rentals.

Carol Moore: There are no available rental units at this time. I get a lot of calls from decent people wanting to move to Hokah looking for a place to rent. How many businesses can survive in Hokah? There is no demand for small town business.

Dan Walker: This property has been sitting empty for several years, and only asking \$500 a month for rent, I put ads in the Tribune, Argus and on Craigs list. I am wide open for suggestions.

Judy Lonkoski: Could the City help in any way?

Donny Bissen: The Jehovah Witness building has been sitting empty for several years.
 5. Planning Commission review current Laws, Ordinances, and procedures relating to request.

6. City Attorney Review - 2 actions would need to be made. Amend the existing Ordinance to permit apartments at street level in the Commercial District (this would be changed for all commercial properties, you cannot just change for one business, however, a Conditional Use Permit would need to be approved for all requests) and 2) Approve the Conditional Use Permit taking into consideration parking and local and state codes/laws

7. Recommendation of Planning Commission to Hokah City Council for the August 5, 2014 Council Meeting:

Motion made by Carlson to recommend to the City Council to make the text amendment to Ordinance #133 as written in letter from Dan Walcker - Seconded by Bissen - all in favor - Bissen-Yes, Carlson Yes, Vetch - Nay - Motion passed

Motion made by Carlson to recommend to the Council to approve the Conditional Use Permit with the understanding there will be 2 car off street parking per unit, fresh gravel required for the parking area and will comply with all State, Federal and Local codes/laws. Seconded by Bissen - all in favor - Bissen-Yes, Carlson-Yes, Vetch-Yes - Motion passed

8. Adjournment: Public Hearing portion of meeting adjourned at 6:25pm

Discussion by Committee Members on the 2 Applications for Zoning Permits

1) Planning Commission recommends to the City Council to approve both Applications 2014-8 and 2014-9 with Building Permit only needed.

2) Commission also suggests to the Council that Accessory Structures need only Administrative Approval along with associated fee.