

Syracuse City Planning Commission Meeting October 18, 2011

1. Meeting called to Order and Adoption of Agenda

Planning Commission Chair Gregory Day called the meeting to order at 6:04 p.m., indicating that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Dale Rackham offered the prayer, and Gary Pratt led the pledge of allegiance.

Members Present: Chairman Gregory Day, Vice Chairman Gary Pratt, T.J. Jensen, Dale Rackham, and Curt McCuiston as well as Community Development Director Michael Eggett, City Planner Kent Andersen, and Administrative Secretary Judy Merrill

Excused: Kenneth Hellewell, Tyler Bodrero, and Braxton Schenk,

Visitors: Craig Johnson Colin Gifford Stephanie Gifford Russell Rentmeister
 Byron Hellewell Jordan Taylor Kyle Barber Jordann Jones

Commissioners reviewed the October 18, 2011, Planning Commission meeting agenda.

T.J. JENSEN MADE A MOTION TO ADOPT THE OCTOBER 18, 2011, AGENDA AS OUTLINED, SECONDED BY GARY PRATT; ALL VOTED IN FAVOR.

2. Approval of Minutes

T.J. JENSEN MOVED TO TABLE THIS AGENDA ITEM UNTIL MORE COMMISSIONERS WERE PRESENT TO REVIEW AND ADOPT THE MINUTES.

No one seconded the motion.

Commissioners reviewed the minutes of the September 20, 2011, meeting and work session and minutes of the October 4, 2011, work session.

GARY PRATT MADE A MOTION TO APPROVE THE SEPTEMBER 20, 2011, MEETING AND WORK SESSION MINUTES AS WRITTEN AS WELL AS THE OCTOBER 4, 2011, WORK SESSION MINUTES. CURT McCUISTION SECONDED THE MOTION; ALL VOTED IN FAVOR.

3. Public Hearing for Rezone from A-1 to GC

Chairman Day convened into Public Hearing. No one came forward to speak on the issue, so Chairman Day closed the Public Hearing.

Planner Andersen summarized the applicant's request by stating that Russell Rentmeister, acting on behalf of the Cordova LLC as property owners, requested approval to rezone .32 acres of land, located at approximately 1752 West 1700 South, on the northwest corner of the Banbury Antelope Drive intersection from Agriculture to General Commercial. Mr. Rentmeister would be purchasing this property to build a new location for his heating and air-conditioning business, currently located at 1950 West 2250 South.

Chairman Day opened up the meeting for Public Hearing once again, and Russell Rentmeister came forward to explain that the requested rezone complied with the General Plan.

Byron Hellewell, 1074 West 1290 South, stood to ask if the development would encompass more than just the subject lot. Mr. Rentmeister explained that he would be utilizing just the front parcel at first to begin construction but planned to add storage on the back parcel in the future after another rezone request and purchase of that land.

Chairman Day then closed the Public Hearing.

Planner Andersen explained that the rezone would not change the use of the property until the property owner submitted an application for site plan approval, which would take about another four months at least.

The renters living on the subject lot, Colin and Stephanie Gifford, were present but did not wish to speak.

T.J. JENSEN MOVED TO RECOMMEND APPROVAL OF A REZONE OF APPROXIMATELY .32 ACRES OF LAND, LOCATED AT APPROXIMATELY 1752 WEST 1700 SOUTH, FROM AN A-1 AGRICULTURE ZONE TO A GC GENERAL COMMERCIAL ZONE ON THE SYRACUSE CITY ZONING MAP, IN COMPLIANCE WITH THE ADOPTED GENERAL PLAN, SUBJECT TO ALL

APPLICABLE REQUIREMENTS OF THE CITY MUNICIPAL CODES, AND FORWARD IT TO CITY COUNCIL. CURT McCUITION SECONDED THE MOTION; ALL VOTED IN FAVOR.

4. Adjournment

T.J. JENSEN MOVED TO ADJOURN AT 6:21 P.M.; ALL VOTED IN FAVOR.

Gregory Day
Planning Commission Chair