

May 27, 2020

The LEWISTON PLANNING AND ZONING COMMISSION met remotely via the Zoom Meeting (video conferencing) Service (app). Chair Sandstrom called the meeting to order at 5:30 p.m.

Planning & Zoning meetings are recorded live. To view the full video, go to <https://livestream.com/accounts/11220190> and select Planning & Zoning.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Corey Sandstrom, Chair; Mike Menegas, Vice Chair; Mike Busch; Joan Hunter; Hannah Liedkie; Richard Kremer; Rick Tousley

STAFF MEMBERS PRESENT: Joel Plaskon, Planner – Local Initiatives; Jana Gomez, City Attorney; Aaron Butler, IT; Tanya Brocke, Community Development Specialist

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MAY 13, 2020 MEETING MINUTES

Commissioners Tousley and Menegas moved and seconded, respectively, approval of the May 13, 2020 meeting minutes. The motion carried 7-0.

IV. CONSIDERATION FOR APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (WRITTEN DECISION) FOR CUP20-000004 TO ALLOW A MACHINE TOOLING BUSINESS AS AN “OTHER, LIMITED COMMERCIAL USE” IN THE COMMUNITY COMMERCIAL, C3, ZONING DISTRICT AT 630 THAIN ROAD

Commissioners Menegas and Busch moved and seconded, respectively, to direct staff to draft the written decision approving CUP20-000004. The motion carried 7-0.

V. PUBLIC HEARING: APPLICATION FOR CONDITIONAL USE PERMIT, CUP20-000005: A conditional use permit application by Merilynn and David Scharnhorst to allow an increase in the ratio of Class B to Class A manufactured homes by adding one additional Class B manufactured home to the existing manufactured home park in the General Commercial, C4, Zoning District on 3.86 acres at 3537 Hatwai Road

Chair Sandstrom provided the public hearing process, opened the public hearing and asked for the staff report.

City Planner Joel Plaskon screenshared GIS images and aerial photographs of the

subject property. The subject property is a mobile home park and is a nonconforming use in a C-4 Zone. It is adjacent to a Poe Asphalt rock quarry and asphalt batch plant to the north, an Inland Cellular facility to the south across Hatwai Road, a rock quarry to the east, and a single family residence and a trucking company to the west.

Mr. Plaskon then provided the Commission with a summary of the staff report and noted the five criteria and standards to be considered. Relevant statements and goals that are in conformance with the Comprehensive Plan were provided in the staff report. The proposed manufactured home is Class B and the Manufactured Home Park Code allows additional Class B manufactured homes, subject to conditional use permit approval by the Planning & Zoning Commission. The proposed manufactured home does not appear to meet the standard minimum setback, but is proposed to be placed similarly to the other manufactured homes already in place. The proposed manufactured home meets all other required setbacks, and is proposed to have sufficient parking and vehicle maneuvering area.

There being no questions from the Commission, Chair Sandstrom asked for applicant presentation.

Applicant Merilyn and David Scharnhorst, 910 Grelle Drive, informed the Commission that the request is to place the mobile home on a new spot and they understand they must go through the Conditional Use Process to do so. They intend to have affordable housing in a clean and safe mobile home park. The intent is to use the manufactured home while they build a shop-home and it is anticipated that the unit could be moved to one of the other spots in the park.

Chair Sandstrom asked for staff recommendation. Mr. Plaskon recommended approval of CUP20-000005.

There being no comments received in writing, through email or via phone, Chair Sandstrom closed the public hearing.

After discussion, Commissioners Liedkie moved to direct staff to draft the reasoned statement approving CUP20-000005, with no other conditions. Commissioner Tousley seconded and the motion carried 7-0.

VI. STAFF-COMMISSION COMMUNICATIONS:

A. Solicitation of Commission member attendance for the regularly scheduled Planning and Zoning Commission meeting of June 10, 2020

All Commissioners, except Commissioner Kremer, indicated they would be in attendance.

B. Other

Commissioner Menegas noted the proprietor of the Emperor of India had contacted him regarding getting his water turned back on. Mr. Menegas directed him to contact City staff or legal regarding the matter.

VII. ADJOURN

There being no further business, Commissioners Liedkie and Menegas moved and seconded, respectively, to adjourn. The motion carried 7-0 and the Planning and Zoning Commission adjourned at approximately 6:04 p.m.

RESPECTFULLY SUBMITTED,

Tanya M. Brocke
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2020.