



Springville

**PLANNING COMMISSION
WORK SESSION
JUNE 11, 2013 – 6:45 PM**

Commissioners in attendance: Craig Huff; Brent Packard; Carl Clyde; Frank Young and Michael Clay

Commissioners excused: Joyce Nolte and Brad Mertz

Staff in attendance: Director Fred Aegerter; Planner Laura Thompson; and Secretary Darlene Gray

Council Representative: Rick Child

Call to Order:

CM Huff called the meeting to order at 6:45 PM. He asked if any of the Commissioners had any problems with the agenda.

CM Huff asked if there were any questions regarding the meeting minutes. There were none.

Sagacious Grace seeking a conditional use permit for the North Park Manufacturing located at 965 North Main Street in the HC – Highway Commercial zone.

CM Huff asked if the Commissioners had any questions regarding this item. The Commissioners had no questions. Planner Thompson indicated that she could provide a visual presentation. CM Huff indicated that a presentation would not be needed.

CM Packard asked if there were any problems with the water and if the water had been approved by the State. Planner Thompson indicated that there was no problem with the water. She reported that a previous applicant had gone through the Conditional Use process, but the Conditional Use Permit had expired. Director Aegerter indicated that the previous applicant had not received approval from the State and that was why they had not received approval.

CM Young moved to close the Work Session. CM Clay seconded the motion. CM Huff closed the Work Session at 6:47 PM.



Springville

**PLANNING COMMISSION
REGULAR SESSION
JUNE 11, 2013 – 7:00 PM**

Commissioners in attendance: Craig Huff; Brent Packard; Carl Clyde; Frank Young; and Michael Clay and Brad Mertz

Commissioners excused: Joyce Nolte

Staff in attendance: Director Fred Aegerter; Planner Laura Thompson and Secretary Darlene Gray

Council Representative: Rick Child

Call to Order:

CM Huff called the meeting to order at 7:00 PM.

Approval of Agenda

CM Packard moved to approve the agenda as written. CM Clay seconded the motion. The vote to approve the agenda was unanimous.

Approval of Minutes: May 14, 2013

CM Huff asked if the Commissioners had the opportunity to review the meeting minutes. CM Clay moved to approve the minutes of the May 14, 2013 meeting. CM Clyde seconded the motion. The vote to approve the meeting minutes was unanimous.

Consent Agenda

CM Huff reported that there were no Consent Agenda items.

Legislative Session

Sagacious Grace seeking a conditional use permit for the North Park Manufacturing located at 965 North Main Street in the HC – Highway Commercial zone.

Planner Thompson approached the Commissioners and explained that this was an existing building originally approved as a bottling plant in 2008. She reported that a previous Conditional Use Permit had expired. The new applicant proposing to manufacture powdered drink mixes. Planner Thompson explained that this was coming again before the Planning Commissioners because the Conditional Use Permit becomes void if the process is discontinued for more than one-year and a new permit is required. She indicated that there has been no changed to the site, but there were minor modification to the interior. Planner Thompson indicated that the owner has submitted for a building permit. She stated that staff recommends the approval of the Conditional Use Permit.

CM Huff asked if there would be any outdoor storage. Planner Thompson indicated that there would not be any outdoor storage. She informed the Commissioner that the applicant was present.

James Williams approached the Commissioners. He identified himself and stated that Leslie Mower was his wife and owner of the building. He indicated that he was present to answer any questions that the Commissioners may have. Mr. Williams stated that a lot of investment has gone into the building. He identified Mr. Don Spendlove as the manager of the property. Mr. Williams reported that the building has been empty for some time. He indicated that he took Mayor Clyde on a tour of the building about three weeks ago to show him how beautiful the building was. Mr. Williams stated that they wanted to do something to produce things at that location. He reported that the shipping would be done at the fulfillment center across the street from the bottling plant. He indicated that the plant would be bottling water, energy drinks and dry packaging. Mr. Williams commented that they would like the building to pay for itself as well as generate revenue.

CM Huff asked if there were any questions for Mr. Williams. There were no questions from the Commissioners.

CM Huff opened the Public Hearing for comment.

Public Hearing

There were no comments. CM Mertz moved to close the Public Hearing. CM Young seconded the motion. The vote to close the Public Hearing was unanimous.

Consideration

CM Huff called for any discussion. He stated that the building has been empty for so many years and it does look good. He expressed appreciation regarding the up-keep of the building and stated that he was in favor of the Conditional Use Permit.

There were no other comments. CM Mertz moved to approve the conditional use permit for the North Park Manufacturing facility for Light Industrial Manufacturing uses at 965 North Main in the HC – Highway Commercial zone. CM Packard seconded the motion. The vote to recommend approval to the City Council was unanimous.

Administrative Session

Nothing

CM Mertz informed the Commissioners that he would not be able to attend the next June Planning Commission meeting.

Director Aegerter reported that the Community Plan Ad Hoc Committee would meet on Wednesday, June 26th. He informed the Commissioners that CM Joyce Nolte would be Planning Commission representative to the Ad Hoc Committee. The meeting will be held at 6:30 PM in Civic Center Multi-purpose room.

CM Huff asked what the next step would be regarding the design standards. Director Aegerter reported that he was in the process of updating the information that had been presented by the BYU students. The Commissioner should see the information in August.

With nothing further to discuss, CM Clay moved to close the Work Session. CM Mertz seconded the motion. The vote to adjourn the meeting was unanimous. CM Huff adjourned at 7:10 PM.