

## Draft Minutes for the October 2, 2024, Planning Commission Regular Meeting

**B) SUP24-279 Public hearing and recommendation to City Council to rezone 0.21 acres out of Kuehler Addition Subdivision, New City Block 1054, Lot 7, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short Term Rental of a residence), currently addressed as 296 E Faust St. (Applicant/Owner: Jeff & Laura Coultas; Case Manager Amanda Mushinski, Planner CNU-A, Presented by: Matthew Simmont, Planning Manager AICP)**

Matthew Simmont presented the aforementioned item and recommend approval with the conditions stated in the staff report.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

Jeff Coultas elaborated on the request, discussing the relative location of the property and its zoning district, nearby active short-term rentals, the proposed use as a short-term rental, and property values in the area.

Brief discussion followed on the floor plan of the residence.

Chair Sonier opened the public hearing.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further questions or motion.

Motion by Commissioner Taylor, seconded by Vice-Chair Nolte, to recommend approval of the item with staff recommended conditions to City Council. Motion carried unanimously.