

## **Draft Minutes for the September 5, 2018 Planning Commission Regular Meeting**

**PZ-18-030 Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the short-term rental of a single-family residence in the “R-3” Multifamily District addressed at 274 N. Liberty Avenue.  
(Applicant: Meadows Investment; Case Manager: H. Mullins)**

Mrs. Mullins presented the Staff report and recommended approval with the following conditions:

1. The applicant will obtain building permits and complete necessary repairs to make the structure safe to occupy.
2. The residential character of the property must be maintained.
3. The property will remain in compliance with the approved site plan. Any significant changes to the site plan will require a revision to the SUP.

Discussion followed regarding the enforcement of the three conditions.

Chair Edwards invited the applicant to speak.

Terry Adams, 274 N. Liberty Avenue, stated she was the applicant. She described her intentions to renovate the existing structure and stated short-term rentals will be a temporary use.

Commissioner Laskowski asked the applicant if she was opposed to limiting the short-term rental occupancy.

Ms. Adams said no, but it was not her preference.

Chair Edwards asked if anyone wished to speak in favor.

James Griffith, 242 N. Liberty Avenue, wished to speak in favor. He gave a brief history of the property and stated he is pleased the applicant is willing to renovate the property.

Chair Edwards asked if anyone wished to speak in opposition.

No one spoke.

Motion by Commissioner Laskowski, seconded by Commissioner Tubb, to close the public hearing. Motion carried (8-0-0).

Discussion followed regarding the permitted occupancy.

Commissioner Laskowski expressed concerns regarding occupancy and the number of bathrooms provided.

Discussion followed.

Motion by Commissioner Meyer, seconded by Commissioner Tubb, to recommend approval to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the short-term rental of a single-family residence in the “R-3” Multifamily District addressed at 274 N. Liberty Avenue with Staff recommendations. Motion carried (7-1-0) with Commissioner Laskowski in opposition.