

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

**PZ-18-029 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 “C-1” Local Business District addressed at 132 East South North Street.
(Applicant: East North Properties LLC; Case Manager: M. Greene)**

Mr. Greene presented the Staff report and recommended approval.

Discussion followed regarding the alley access, parking and the existing gravel driveway.

Commissioner Meyer and Commissioner Gibson expressed concern regarding the permitted occupancy of 10 people considering the size of the home.

Discussion followed.

Commissioner Laskowski requested a workshop to be scheduled to discuss revising the current short-term rental ordinance.

Chair Edwards invited the applicant to speak.

Chris Snider, 160 E. North St, stated he was the applicant. He provided a history of the property and stated he believed the best use of the property would be a short-term rental facility. He informed the Commission he lives in the home immediately adjacent to the property and would therefore be able to maintain it and enforce the City's policies.

Chair Edwards asked Mr. Snider if he would accept limiting the occupancy to 6.

Mr. Snider said yes.

Chair Edwards asked if anyone wished to speak in favor.

Rex Ledbetter, 436 and 412 Union, wished to speak in favor. He stated he believed short-term rentals would benefit the neighborhood. He then stated he hoped to open a short-term rental facility in the area in the future.

Chair Edwards asked if anyone wished to speak in opposition.

Karen Boyd, 189 Camp St, wished to speak in opposition. She stated she believes a short-term rental facility would disturb the existing residents of the neighborhood.

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

Discussion followed regarding the existing and future land use map.

Motion by Commissioner Meyer, seconded by Commissioner Gibson, 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 “C-1” Local Business District addressed at 132 East South North Street, with a condition to limit the maximum occupancy to 6, and with Staff recommendations. Motion carried (8-0-0).