

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

MARCH 21, 2023

PRESENT: Chairman Shane Wootan, Devan Dye, Kurt Edwards, Brad Miller, Arlyn Hendrix

ABSENT: Paul Voelker

Called to order at approximately 7:30 p.m.

Shane Wootan opened the meeting and said we have a Variance application. Called Andrew Christensen to give information on the Variance application. Andrew's wife, Camilla Christensen aka Milla-residence of 345 E Elm, talked about the Variance. Milla mentioned that they wanted to add a 20` addition to the back of the existing property of the Virginia Theater. Milla talked about some issues that currently exist with the Virginia Theater which is a reason for the Variance request. Issues that are a concern are the following:

- Emergency exits are cluttered,
- No space for props to be set causing the actors to climb over them,
- Actors have to run around the block to get to the changing room in the front of the theater,
- Leaking roof which causes water damage,
- Unable to add a catwalk to add or change lights safely,
- Not a lot of heating and insulation currently backstage,

Milla mentioned that they have plans to reroof the Virginia Theater, however, if they replace it and then have the variance granted, they would have to take part of the roof off again to remodel. They would also like to add bathrooms in the future to the addition and having the addition would open up to a bigger stage and also a balcony to add more space for the community. This would allow for the Virginia Theater to be used for school functions as well if the Little Theater in the High School is too small. Shane mentioned that there is a safety concern with the garbage truck and if it can get by with the addition added to the property line and the pole that is across the roadway. Andrew said the garbage truck already drops off the neighbors can in front of their exit, it is already out 20` so the garbage can could be left to the side of the building and the truck can already pass by. Shane said he personally would like to talk to the city and see if they can get the information from them on maybe a one-way. He would like to see what could happen to make it safe. Arlyn asked who they would need to talk too. Shane said they would talk to Justin and Toby. Kurt said that talking to the garbage truck driver would be good and he would love to see new things in the community and using the property. Jacqueline Whittwer asked if it could be something that could be called for a hearing to maybe close the alley. Jordon Johnson said it could not, we have a main sewer line and a main water line running through the alley. Shane mentioned that maybe changing the alley to be a one-way could help with the issue, also owning two properties (the Christensen's also own the vacant lot next to the theater) can also help with the issues if the pole needs to be moved. Shane would like to table the variance for a month and research with the city and the power company about the pole and right of way. Shane asked Milla if they need the 20` or would they be able to work with 15` or other number if they can. Milla

said that possibly 15` to 20` at least. Shane said if 20` wouldn't work would 15` be acceptable if the measurement had to change. Milla said that as close to the 20` would be better and less would not be worth making the changes they would like to make. Andrew said that if moving the power pole would give them the 20`, they would be willing to pay for the pole to be moved. Brad said they are not saying no to the variance but just want to make sure the safety is there, the garbage truck, the fire trucks etc. Shane said they needed to talk to the city, Justin and the truck drivers on the issue. Brad said that they all would like to see the change for the theater but also want to make sure there are no safety issues.

Arlyn moved to motion to table the Variance for the rear setback to the proposed addition of the Virginia Theater. Kurt seconded the motion. Approved five in favor.

Kurt moved, Arlyn seconded to approve the minutes of the Planning and Zoning meeting held on January 17, 2023 as written. Approved five in favor.

The meeting was adjourned at 7:58 p.m.

APPROVE:  ATTEST: 