

**CITY OF SHELLEY
PLANNING AND ZONING MEETING
MINUTES**

November 17, 2015

PRESENT: P&Z Chairman: Leif Watson
P&Z Members: Eric Scarr and Larry Bateman
Dep. City Clerk: Beth Williams

The meeting was called to order at 7:44 p.m. Kathy asked to be excused due to illness.

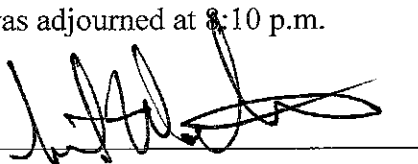
The application for a setback Variance for Brent Carlson, 492 S. Holmes Ave., was tabled during the October meeting. The setbacks requested were three feet from the side and three feet from the rear of his property lines. Larry moved to approve the variance and Leif seconded the motion. Eric voted no and said he thought it was too close to the property line; he would have preferred five feet. Leif said he had some issues, but he voted yes. Larry voted yes; he drove around and saw other properties around with small setbacks; the neighbors all signed the petition. The motion passed with two in favor and one against; two absent.

A Public Hearing opened at 7:55 pm for Michael Lewis, 272 N. Park Ave., and Craig Geary, business address of 110 W. Oak St., submitted an application for a rezone from Single Family Residence to Central Business. Craig Geary of Nalder Funeral Home was buying the back part of Michael Lewis' property abutting the alley to expand his parking lot for the Funeral Home. The Lewis' had weeds there and did not take care of the lot. Craig would put a grass strip around it and it would add ten or twelve parking spots for his customers. There was no staff presentation; there was no written correspondence; no one was there in support of the application except Craig; no non-committed, and none in opposition. There was no rebuttal period or deliberation period. Eric moved to recommend to the City Council to approve the application contingent upon the sale of the property to Geary Estates/Nalder Funeral Home. Larry seconded the motion and voted yes; it was good sense to add to the parking and replace the weeds. Leif voted yes; it was not spot zoning as Nalders was already Central Business. Eric voted yes; it was a great use of that piece of property and it helped business in Shelley. The vote was unanimous in the approval of the motion; two absent. The Public Hearing closed at 8:05 pm.

Eric motioned to approve the minutes for October 20, 2015, as written. Larry seconded the motion and it passed unanimously; two absent,

The meeting was adjourned at 8:10 p.m.

APPROVE: _____



ATTEST: _____

