



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, June 06, 2024 at 6:00 PM

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### MINUTES

#### ROLL-CALL ATTENDANCE

##### PRESENT

Commissioner Brian Garrett  
Commissioner Maria Lorcher  
Commissioner Patrick Grace  
Commissioner Matthew Sandoval  
Commissioner Jared Smith  
Chairperson Andrew Seal

##### ABSENT

Commissioner Enrique Rivera

#### ADOPTION OF AGENDA *Adopted*

#### CONSENT AGENDA [Action Item] *Approved*

*Motion to approve made by Commissioner Smith, Seconded by Commissioner Sandoval.  
Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Grace,  
Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

1. Approve Minutes of May 16, 2024 Meeting of the Planning and Zoning Commission Meeting

#### ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

#### ACTION ITEMS

2. **Public Hearing** for Two Mustard Seeds Women's Resale Shop (H-2024-0009) by Arlene Hardy, Expansion International, located at 817 N. Meridian Rd.  
**Recommend Approval to City Council**

**Application Materials:** <https://bit.ly/H-2024-0009>

A. Request: Rezone of 0.63 acres of land from the R-8 zoning district to the O-T zoning district for the purpose of converting the existing home into a women's resale retail store.

*Motion to approve made by Commissioner Smith, Seconded by Commissioner Lorcher.  
Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Grace,  
Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

3. **Public Hearing** for Maddies Wine and Whiskey (H-2024-0008) by Steve Bainbridge, Owner, located at 835 E. Fairview Ave. **Approved**

**Application Materials:** <https://bit.ly/H-2024-0008>

- A. Request: Conditional Use Permit to change the use of the existing 6,400 square foot building to a drinking establishment on 0.867 acres of land in the C-G zoning district.

*Motion to approve made by Commissioner Lorcher, Seconded by Commissioner Smith.  
Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Grace,  
Commissioner Sandoval, Commissioner Smith, Chairperson Seal*

4. **Public Hearing** for The Gateway at 10 Mile (H-2024-0010) by KM Engineering, LLP., located at the North East corner of W. Franklin and N. Ten Mile Rd. **Continued to July 18, 2024.**

**Application Materials:** <https://bit.ly/H-2024-0010>

- A. Request: Conditional Use Permit for 390 multi-family units in the R-40 zoning district.  
B. Request: Preliminary Plat consisting of 31 buildable lots and 3 common lots on 38.99 acres of land zoned C-G and R-40.

Motion to continue to June 18, 2024 made by Commissioner Sandoval, Seconded by Commissioner Smith.

Voting Yea: Commissioner Garrett, Commissioner Lorcher, Commissioner Grace, Commissioner Sandoval, Commissioner Smith, Chairperson Seal

**ADJOURNMENT 6:28 P.M.**

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*To view upcoming Public Hearing Notices, visit <https://apps.meridiancity.org/phnotices>*  
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