



**PLANNING COMMISSION JANUARY 6, 2021
MEETING**

City Hall – 131 N Main St
January 06, 2021 at 7:00 PM

AGENDA

CALL TO ORDER

ROLL CALL

J. Albers _____ B. Albers _____ Block _____ Harrison _____ Henson _____ Gile _____
Kutilek _____ Mason _____ Rich _____ Runnells _____ Scott _____ Woodard _____

OTHERS PRESENT

AGENDA ADDITIONS

APPROVAL OF MINUTES

Motion: Approve the minutes of the September 15, 2020 Planning Commission meeting.

Motion: _____ Second: _____

- 1. Planning Commission Minutes September 15, 2020**

CITIZEN COMMENTS

OLD BUSINESS

NEW BUSINESS

Business Items

Open Public Hearing

- 2. Open Public Hearing**

The Cheney Planning Commission will hold a public hearing to consider a Special Use Permit at 825 Sunset to build a 30' x 56' shed with entrance access off of Sunset Ave. The Special use Permit would tie the shed to the principal dwelling at 325 Evergreen Ct.

(Comments from the Public)

Motion: Close the public hearing on the Special Use Permit at 825 Sunset at ___ pm.

Motion: _____ Second: _____

Consideration

3. CONSIDERATION OF SPECIAL USE PERMIT AT 825 SUNSET AVE

21.01 Intent of Special Uses- "Certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district, but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the City as a whole."

Brent and Julie Peintner have applied for a Special Use Permit to build a 30' x 56' shed with entrance access off of Sunset Ave. A Special Use Permit is required because the Cheney City Zoning Code states that Accessory Structures are to be located on the lot occupied by the main building. The property owner's dwelling is located west of 825 Sunset Ave at 325 Evergreen Ct, but because of a 20' alley in between the two lots, they are unable to merge the lots together into one parcel to meet the Zoning Code requirement. The Special Use Permit would tie the shed to the principal dwelling at 325 Evergreen Ct.

The lot at 825 Sunset Ave is zoned Manufactured Housing and the shed would be built within the required setbacks and Accessory Structure Guidelines.

Motion: Approve/Deny the Special Use permit at 825 Sunset Ave to build a 30' x 56' shed and tie the structure to the principal dwelling at 325 Evergreen Ct, so if the home was ever sold, the shed would also be required to be sold with it or to an adjacent homeowner.

Motion: _____ Second: _____

Next Steps:

Section 5.13

B. Action by Planning Commission: A vote either for or against a zoning text amendment, rezoning or special use permit by a majority of all of the Planning Commissioners present and voting shall constitute a recommendation of the Planning Commission. A tie vote, or the failure to obtain a majority vote of the Planning Commission on any motion, shall be deemed to be a recommendation of disapproval. The Planning Commission's recommendation to approve or disapprove shall be submitted to the Governing Body for action, accompanied by an accurate written summary of the hearing proceedings. A recommendation to approve a zoning text amendment shall be submitted in the form of an ordinance.

C. Governing Body action upon Planning Commission recommendation of a zoning text amendment, rezoning or special use permit: The Governing Body may either (1) approve such recommendations by the adoption of the same by ordinance or resolution; (2)

override the Planning Commission's recommendation by a majority vote of the membership of the Governing Body; or (3) may return the same to the Planning Commission for further consideration, together with a statement specifying the basis for the Governing Body's failure to approve or disapprove.

ADJOURN

Motion to adjourn at ____ pm.

Motion: _____ Second: _____