



PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, June 03, 2021 at 6:00 PM

MINUTES

ROLL-CALL ATTENDANCE

PRESENT

Commissioner Rhonda McCarvel
Commissioner Bill Cassinelli
Commissioner Andrew Seal
Commissioner Maria Lorcher
Commissioner Nathan Wheeler
Commissioner Steven Yearsley

ABSENT

Commissioner Nick Grove

ADOPTION OF AGENDA - **Adopted**

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

1. Approve Minutes of the May 20, 2021 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Gem Prep South (H-2021-0020) by Paradigm Design, Located Approximately 1/8 of a Mile East of S. Locust Grove Rd., on the South Side of E. Lake Hazel Rd.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

COMMUNITY ITEMS [ACTION ITEMS]

3. Resolution No. PZ-21-03: A Resolution of the Planning and Zoning Commission for the City of Meridian, Idaho, Validating Conformity of the Second Amendment to the Meridian Revitalization Plan with the City of Meridian's Comprehensive Plan

- Approved

ACTION ITEMS

4. **Public Hearing** for Topgolf (H-2021-0033) by Arco/Murray, Located at 948 S. Silverstone Way

A. Request: Conditional Use Permit for an outdoor recreation facility on 11.56 acres of land in a C-G zoning district to include extended hours of operation from 8:00 a.m. to 2:00 a.m., seven days a week, abutting a residential zoning district.

- Continued to June 17, 2021

5. **Public Hearing** for Woodcrest Townhomes (H-2021-0015) by Blaine A. Womer Civil Engineering, Located at 1789 N. Hickory Way

Applicant is Requesting Continuance

A. Request: Amendment to the Comprehensive Plan Future Land Use Map to change the future land use designation on 2+/- acres of land from the Commercial to the Medium High-Density Residential designation.

B. Request: Rezone of 2.10 acres of land from the L-O (Limited Office) to the R-15 (Medium High-Density Residential) zoning district.

- Continued to July 1, 2021

6. **Public Hearing** for Meridian Middle School Cafeteria Addition (H-2021-0032) by Lombard Conrad Architects, Located at 1507 W. 8th St.

A. Request: Conditional Use Permit request for an approximate 7,525 square-foot addition to the existing Meridian Middle School cafeteria.

- Approved

7. **Public Hearing** for Popeyes Drive-Through (H-2021-0030) by Erik Wylie of JRW Construction, LLC, Located at 6343 N. Linder Rd.

A. Request: Conditional Use Permit for a drive-through establishment within 300-feet of an existing drive-through on 1.0 acres of land in the C-G zoning district.

- Continued to June 17, 2021

8. **Public Hearing** for Gramercy Commons (H-2021-0023) by Intermountain Pacific, LLC, Located at 1873, 1925, and 2069 S. Wells Ave.

A. Request: Conditional Use Permit for a multi-family development consisting of 164 age-restricted units within a multi-story building with a multi-story parking garage on 5.24 acres of land in the C-G zoning district.

- Approved

ADJOURNMENT - 7:07 p.m.