

Minutes of the Salem City Planning & Zoning Commission meeting held on January 9, 2019 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Kelly Peterson	Jon Ward
	Karen Weight	Doug Johnson
	Robert Palfreyman	Attorney Jason Sant
	Bruce Ward, City Engineer	Becky Warner, Secretary
	Nathan Mayfield	Josh Walker

APPROVAL OF MINUTES

MOTION BY Jon to approve the minutes of December 5, 2018. Seconded by Karen; Vote Affirmative, 5-0.

PUBLIC HEARING

MOTION BY Karen to open the public hearing. Seconded by Jon; Vote Affirmative, 5-0.

MAYFIELD ZONE CHANGE

Bruce explained James Mayfield owns the ResNexus building located at 185 E. 200 N. and they would like to build a garage on the east side of the building to store the company RV. They are currently in a C-1 zone which requires a 10-foot setback and they are asking for a zone change to C-2 so they can have a 5-foot setback. A lot of the property in that area is zoned C-2 so it would consistent with the surrounding properties. Currently they have a temporary structure so they can paint the RV but it will be torn down and a permanent one built if they get approval.

MOTION BY Karen to close the public hearing. Seconded by Bob; Vote Affirmative, 5-0.

Doug asked if they would be compliant in the C-2 zone. Bruce explained they would be, the only difference would be the side setback requirement.

It was explained they were only changing the zone on their property, not the bank's.

MOTION BY Kelly to recommend the City Council approve the zone change request for the ResNexus property located at 185 E. 200 N. Seconded by Jon; Vote Affirmative, 5-0.

REXNEXUS SITE PLAN APPROVAL

Jon explained that part of the site plan approval is landscaping and improvements but with an existing building, that is very difficult. The City can't require a lot of improvements for just the addition of a storage building. The improvements they have done to the building are very nice but they are incomplete and there is a lot of junk along the 200 East side.

Nathan Mayfield stated they are planning to complete the back of the building so it matches the rest but they want to do that with the storage addition. The construction of the new addition will help clean up

some of the items that are currently on the east side of the building. They also plan to complete the curb & gutter around the landscaped area along the highway.

MOTION BY Jon to approve the site plan for the addition to the ResNexus building contingent on the City Council approving the zone change from C-1 to C-2. Seconded by Doug; Vote Affirmative, 5-0.

MOTION BY Karen to adjourn Planning & Zoning Commission meeting. Seconded by Doug; Vote Affirmative, 5-0.

Planning & Zoning was adjourned at 7:20 p.m.