

Minutes of the Salem City Planning & Zoning Commission meeting held on June 13, 2018 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Kelly Peterson	Jon Ward
	Robert Palfreyman	Becky Warner, Secretary
	Josh Thayer	Josh Boehler, DKL Enterprise

APPROVAL OF MINUTES

MOTION BY Kelly to approve the minutes of May 9, 2018. Seconded by Bob; Vote Affirmative, 3-0.

PUBLIC HEARING

MOTION BY Bob to open on the public hearing. Seconded by Kelly; Vote Affirmative, 3-0.

JOSH THAYER – ZONE CHANGE

The Thayer's own the property located at 220 South Main Street and it is currently zoned R-10 and he would like to change it to R-8. The lot is not quite 10,000 square feet so it is non-conforming. Josh would like to either remodel his existing house or tear it down and build a new one. With a non-conforming lot, the house would need to be the exact footprint of the existing house. Changing the zone to R-8 allows them to expand the footprint as long as they meet the setback requirements. DRC had recommended the zone change.

MOTION BY Bob to close the public hearing. Seconded by Kelly; Vote Affirmative, 3-0.

MOTION BY Kelly to approve the zone change request on the property located at 220 S. Main Street from R-10 to R-8. Seconded by Bob; Vote Affirmative, 3-0.

DKL ENTERPRISE – SITE PLAN

DKL Enterprise owns the building located at 741 N. SR 198 and they would like to do an addition on the west end. They have added 12 parking spaces for the addition and they will add a street light at the south end of the entrance off of SR 198. They plan to match the landscaping on the north side of the property. They may have to eliminate 1 tree to leave enough room for the sectional box.

MOTION BY Kelly to approve the site plan for DKL Enterprise for an addition at 741 N. SR 198 with them meeting the conditions set by the Development Review Committee. Seconded by Bob; Vote Affirmative, 3-0.

MOTION BY Bob to adjourn Planning & Zoning Commission meeting. Seconded by Kelly; Vote Affirmative, 3-0.

Planning & Zoning Commission meeting adjourned at 7:10 p.m.