

Minutes of the Salem City Planning & Zoning Commission meeting held on June 8, 2016 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Seth Sorensen	Shelley Hendrickson
	Reid Nelson	Attorney Jason Sant
	Bruce Ward, Forsgren Engineering	Becky Warner, Secretary

APPROVAL OF MINUTES

MOTION BY Seth to approve the minutes of May 11, 2016. Seconded by Reid; Vote Affirmative, 3-0.

PUBLIC HEARING

MOTION BY Seth to open the public hearing. Seconded by Reid; Vote Affirmative, 3-0.

There was no public present to comment.

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

SALEM PARK ZONE CHANGE

As part of the Salem Park Master Plan Development, the property needs to have a zone change from R-15 to "Master Planned Zone." The Development Agreement has already been approved and the zone change is to comply with title 12 "Master Planned Zone" in the Salem City Comprehensive Zoning Ordinance.

MOTION BY Seth to approve the zone change for the Salem Park Development from R-15 to Master Planned Zone. Seconded by Reid; Vote Affirmative, 3-0.

AMENDMENTS TO SUBDIVISION & ZONING ORDINANCES

These amendments have already been discussed but there needs to be a public hearing on the ordinance to officially make these changes. There was a question as to why the Development Review Committee was the land use authority for the I-1 zone when the Planning & Zoning Commission is for all of the commercial zones. Is this an error or was there a reason for the DRC being the land authority. Also, in section 13-3-150 "Utility Connections" it needs to include commercial site plans when a subdivision plat is not required. If not included there, it needs to be added somewhere.

MOTION BY Reid to approve the ordinance amending the Subdivision and Zoning Ordinances with the discussed questions being answered on the land authority and the site plan. Seconded by Seth; Vote Affirmative, 3-0.

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

Planning & Zoning Commission meeting was adjourned at 7:15 p.m.