

**TONGANOXIE PLANNING COMMISSION
MINUTES
February 4, 2010**

Call to Order – The Planning Commission met on February 4, 2010 for a regularly scheduled session at 7:10 pm in the City Council Chambers. The meeting was called to order by Chairman Joel Skelley. Members present were Commissioners; Steve Clark, Joshua Mast and John Morgan. Commissioners absent were Bill Peak and Jim Bothwell. A quorum was present.

Approval of Minutes–The Commissioners approved the minutes from the January 13th meeting.

Old Business - None

Agenda Items –

4a. Discuss Working Draft of New BP-Business Park Zoning District Section to the City Zoning Ordinance

Kevin Kokes, AICP, LEED AP, Planning Consultant with Bucher Willis Ratliff Corp. reviewed his staff report. The commissioners discussed the proposed BP-Business Park zoning district draft. Items discussed were developmental plan submittal time plan, Planning Commission approvals, City administration approvals of development plans, ways to appeal recommendations, and construction time frames. The commissioners also discussed combining Appendix A & B and creating one Appendix A for use groups. They discussed use groups allowed by right and those categories that should have a conditional use.

- **Joshua Mast made a motion** to schedule a Public Hearing on March 4, 2010 to adopt the BP-Business Park zoning section and to accept and incorporate highlighted changes in section 16A-22 regarding the timeline for submitting plans and section 16A-25 approval of the Preliminary development plans by the planning commission and section 16A-26 changes to the preliminary development plans and 16A-29 allowing an 18 month time frame and remove from Appendix A the conditional use (C) from the Detention and Correctional Facilities and allow a conditional use (C) for Education and to combine definitions in Appendix A-uses/use groups and Appendix B-use groups by category and remove Appendix A and rename Appendix B as Appendix A - Use Groups By Category.
- **John Morgan seconded** the motion.
- **Roll Call Vote** was taken. Joshua Mast, aye; Joel Skelley, aye; Bill Peak, aye; John Morgan, aye; Steve Clark, aye.
- **Motion carried** aye 5.

Open Agenda - None

General Information

– Retail/Commercial Development Plan 2020 - Committee Meetings

Next meeting – March 16, 2010, 6:30pm City Council Chambers. Discuss recommendations from Victoria Rowley, LCDC Representative.

– Budget Report and November Residential Building Permits.

The commissioners reviewed the General Information reports.

With no further business to discuss, there was a **motion by John Morgan** to adjourn. **Second by Josh Mast. Motion carried, 5 Ayes.** Meeting adjourned at 9:00 PM.

Minutes Approved: _____

Submitted by: Patty Hagg