

Planning Commission Regular Minutes
September 16, 2024

I. Call to Order

Chairman Hancock called the Douglas Planning and Zoning Commission to order at 5:30 p.m.

II. Pledge of Allegiance

Chairman Hancock led the assembly in the Pledge of Allegiance.

III. Roll Call

Roll call was taken with the following Commissioners present: Jay Hancock, Becky Renstrom, Dave Patterson, Robin Velasquez. Commissioner Scott Bauman was absent. Also present Clara Chaffin, Community Development Director, Heid McCullough, Planning Technician.

IV. Approval of the Agenda

Commissioner Becky Renstrom moved to Approve. Seconded by Commissioner Dave Patterson. Motion carried 4-0.

V. Approval of the Minutes

Councilperson Dave Patterson moved to Approve. Seconded by Councilperson Becky Renstrom. Motion carried 4-0.

VI. Planning and Zoning Matters

- A. CUP 04-24:** Application by Connie Werner for approval of a conditional use permit to operate a Short-Term Rental in an R-1 Neighborhood Residential Zone at 656 Longview Place (Frontier Village, Block 5, Lot 8).

Chairman Hancock opened the public hearing at 5:32. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was for approval. The applicant was not on hand to answer questions. Geriann and Bradley Geffen from 652 Longview Drive spoke during public comments, voicing concerns regarding increases in crime and traffic, not knowing their neighbors and property values. Carolyn Green from 1243 Frontier Drive also spoke during public comments, voicing concerns about school safety, increased rentals in the area and increased traffic. Chairman Hancock closed the public hearing at 5:41 p.m. Commissioner Robin Velasquez moved to Recommend Approval Recommendations. Seconded by Commissioner Dave Patterson. Motion carried 4-0.

- B. CUP 05-24:** Application by GS Investments for approval of a conditional use

permit for operation of a Short-Term Rental in an R-2 Limited Residential Zone at 1103 Monroe Street (Sanford Addition, Block 4, Lot 16).

Chairman Hancock opened the public hearing at 5:51 p.m. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was for approval. The applicant, Michael Gillio, was not on hand to answer any questions. There were no public comments. Chairman Hancock closed the public hearing at 5:53 pm.

Commissioner Becky Renstrom moved to Recommend Approval with Staff Recommendations. Seconded by Commissioner Robin Velasquez. Motion carried 4-0.

- C. CUP 06-24:** Application by AF Enterprises LLC for a conditional use permit to operate a Short-Term Rental in an R-1 Neighborhood Residential Zone at 327 S. 5th Street (Original Town of Douglas, Block 27, Lot 5).

Chairman Hancock opened the public hearing at 5:55 p.m. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was for approval. The applicant, Alex Felton, was not on hand to answer any questions. There were no public comments. Chairman Hancock closed the public hearing at 5:57 p.m. Commissioner Dave Patterson moved to Recommend Approval with Staff Recommendations.

Seconded by Commissioner Robin Velasquez. Motion carried 4-0.

VII. Code Considerations

There were no code considerations.

VIII. Staff Report – City Council Action on Forwarded Items

- A. CUP 02-24:** Application by Levi Grohs for installation of an Electronic Message Display Sign at 221 Brownfield Road.

Director Chaffin reported that the City Council voted to approve this matter with Planning and Zoning Commission recommendations.

- B. CUP 03-24:** Application by Divine Mercy Academy for operation of a private school at 302 S. 5th Street.

Director Chaffin reported that the City Council voted to approve this matter with Planning and Zoning Commission recommendations.

- C. ZON 01-24:** Application by Paige Garcia and Miguel Garcia Rodriguez to rezone West Plains Development, Block 1, Lot 27.

Director Chaffin reported that the City Council voted to approve this matter with Planning and Zoning Commission recommendations.

- D. DEV 02-24:** Application by the City of Douglas for renovations to the Douglas Municipal Pool at 701 E. Center Street.

Director Chaffin reported that the City Council voted to approve this matter with Planning and Zoning Commission recommendations.

IX. Adjournment

There being no other business, Chairman Hancock called for a motion to adjourn the meeting. Chairman Hancock adjourned the meeting at 5:57 p.m.

Jay Hancock, Chairman

ATTEST:

Heidi McCullough, Secretary

Published: DATE