



LAND USE REVIEW COMMISSION

Minutes

August 22, 2022

Meeting Summary

Public Hearing - LURC 2022-12 Motion to Continue Highlands Filing No. 1 Replat F, Lot 3 (Circle K) - Site Development Plan/Urban Renewal Site Plan/Use by Special Review for a gas station and convenience store was approved by a vote of 6 to 0.

Public Hearing - LURC 2022-22 Midcities Filing No. 9 Replat B, Lot 1 (Red Silo Coffee) - Site Development Plan for a coffee shop with drive-thru and multi-tenant building was approved by a vote of 6 to 0.

Roll Call - 6:00 P.M.

Chairman Lind called the meeting to order at 6:00 p.m.

Commission Members Present: Earl Franz
Fred Weiss
Kimberly Williford
Jennifer Mickelsen
Molly Goodenough
Eric Lind

Commission Members Absent: Shuli Steele

Staff Members Present: Lynn Merwin, Planning Supervisor
Kourtney Hartmann, City and County Attorney
Shelby Jablon, Senior Planner
Nannette Makin, Administrative Technician II

Chairman Lind stated there was a quorum present.

Disposition of Minutes

The minutes of the July 25, 2022 Land Use Review Commission meeting were approved by a vote of 6 to 0.

Petitions and Communications

None

Public Hearing - LURC Resolution No. LURC 2022-12 Motion to Continue Highlands Filing No. 1 Replat F, Lot 3 (Circle K) - Site Development Plan/Urban Renewal Site Plan/Use by Special Review for a gas station and convenience store

Location: 1185 State Highway 7
Applicant: Circle K Stores Inc.

Chairman Lind asked Shelby Jablon, Senior Planner, if the applicant had made a request to continue this case and Ms. Jablon responded yes.

Commissioner Weiss moved to continue this case indefinitely.

Commissioner Goodenough seconded the motion.

The resolution to continue passed by a vote of 6 to 0.

Public Hearing - LURC Resolution No. LURC 2022-22 Midcities Filing No. 9 Replat B, Lot 1 (Red Silo Coffee) - Site Development Plan for a coffee shop with drive-thru and multi-tenant building

Location: 1700 Coalton Road
Applicant: Microflex 1, LLC

Chairman Lind opened the public hearing at 6:05 p.m.

Shelby Jablon, Senior Planner, summarized the staff report and asked that the staff report be made part of the record.

The applicant, Shelley Flood, Red Silo Coffee Roasters, spoke regarding the request. Also spoke: Greg Pierce, Red Silo Coffee Roasters

Members of the public requested to speak: None

Commissioners' comments and questions followed.

Chairman Lind closed the public hearing at 6:58 p.m.

Commissioner Franz moved for approval of LURC Resolution No. LURC 2022-22 Midcities Filing No. 9 Replat B, Lot 1 (Red Silo Coffee) - Site Development Plan for a coffee shop with drive-thru and multi-tenant building with the following conditions.

1. The approval shall not be final, and no permits based upon the approval shall be issued, for fifteen calendar days after the date of this approval, in order to allow time for the applicant to Appeal, or for the city council to call-up the determination for further review, pursuant to Section 17-38-195, B.M.C.
2. That the applicant works with staff to enhance the site development plan with additional pedestrian safety enhancements.

Commissioner Mickelsen seconded the motion.

The resolution passed by a vote of 6 to 0.


Special Reports -

None

Adjournment - 7:02 p.m.

Approval

Minutes Prepared by:


Recording Secretary

Approved by:


Chairman