

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, August 6, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Kyle Jamison, Scot Leddy, Nick Schmeichel, Richard Smith and Debra Spear. Jacob Limmer and Roger Solum were absent. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Phillip Altman, Nathan Traffie, Diane Nelson, Patrick Daly, Marty Syrstad, Ken Just, Tim Reid, Jim Burkhardt and Jacob Meshke.

Item #6a – Diane Nelson has applied for a Conditional Use Permit to operate a home hair salon, a Major Home Occupation, in a residential district at 1635 17th Avenue South.

(Smith/Schmeichel) Motion to approve the Conditional Use Permit subject to staff recommendation of the permit being valid only to the current homeowner. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #6a – Diane Nelson has applied for a Conditional Use Permit to operate a home hair salon, a Major Home Occupation in a residential district at 1635 17th Avenue South. Home hair salons are allowed as a major home occupation only as single chair operation. The property is a single-family residence in the Residence R-3 Apartment district. The applicant is proposing to renovate a portion of the garage for use as a salon. The home includes a two-stall garage with three parking stalls in the driveway for a total of five parking spaces. Two spaces are required for the home occupation in addition to the required two spaces for a single-family home.

Nelson was available for questions. Schmeichel clarified that the request met the outlined criteria. Miller explained that the salon would not have to be removed from the garage in the event of sale of the property but a future homeowner would have to apply for their own Conditional Use Permit. Spear asked for the plan to contain toxic or noxious chemicals. Nelson would have a contractor's assistance with ventilation. Spear asked if it would be on the park side of the dwelling. Nelson said yes, she had considered using the basement but did not want her older clients using the steps. Aiken asked if it would be required to be built to code. Miller stated, yes, at permitting it would need to meet commercial use codes.