

OFFICIAL MINUTES

Vice-Chairperson Ashley Biggar called the meeting of the City Planning Commission to order on Tuesday July 6, 2021, 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, Greg Fargen, Jacob Mills, LeeAnn Pierce and Biggar. Absent were James Drew, Gregg Jorgenson and Jason Meusburger. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, Carla Kwasniewski, Mary Ann Peterson, Grant Leffelbein, Theodore Elverson, James Drew, and Jay Larsen.

Item #4a - Carla Kwasniewski submitted an application for a Conditional Use Permit on Lot 5, Block 4, East Acres Second Addition, also known as 2029 Elmwood Drive. The request is to operate a hair salon within a single-family home, which is a major home occupation, in the Residence R-1B single-family district.

(Aiken/ Fargen) Motion to approve the Conditional Use Permit application with the recommendations from City Staff;1. The conditional use permit is for the applicant only and cannot be transferred to subsequent property owners. 2. Any signage requires a sign permit and must conform to standards and allowances set for a residential district.

(Pierce/Aiken) Amendment to the motion to state “only 1 chair allowed” and “no non-residential employees allowed”. All present voted aye. **AMENDMENT CARRIED.**

Motion as amended was voted on. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #4a – Kwasniewski’s recently purchased this property which had previously had a rental unit in the basement. This portion of the basement has a separate entrance providing direct access to the space where the application would like to have a hair salon. This type of home occupation will require two parking spaces and parking is sufficient for this request. The applicant will provide a walk way which will direct customers to the salon. This permit is for the applicant only and cannot be transferred to subsequent property owners. Mills requested the requirements for the signage. Miller stated that in all residential districts you can have a maximum of 16 square feet of signage. Pierce asked if the signage could have lighting? Struck explained that they cannot have any electronic or illuminated signage in a residential district.

Kwasniewski explained that she might put a sign up for a short period of time, but ultimately she doesn’t plan to keep a sign up. She does not plan to have much traffic but the parking in their driveway will be sufficient. Mills asked about the walk way that she plans to install? Kwasniewski stated that there is already a walk way installed.

Peterson, 2038 Elmwood Drive, would like the permit to state that only 1 chair will be allowed in the salon. There is also a fire hydrant near this property. Miller stated that parking will not be an issue because off-street parking will be available.