



PLANNING COMMISSION

MINUTES of February 9th 2021

Members of the Buena Vista Planning Commission met in Council Chambers and via Zoom at 7:00 PM on Tuesday, February 9th 2021.

Members Present:

Dennis Hawes, Chairman
Michael Ohleger, Vice-Chairman
Marolyn Cash
Lucy Ferrebee
Kristie Gibbons
Melvin Henson, City Council Representative

Members Absent:

Sandy Burke
Timothy Petrie
Jay Scudder, Ex Officio member

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order and roll was called. Mr. Roberts introduced Kristie Gibbons as the newest member of the Planning Commission, appointed February 4th.

Minutes

Mr. Henson moved to adopt the minutes of January 12th, 2021 as presented. Mrs. Cash seconded, Mrs. Ferrebee abstained because she was absent, and all voted yes.

PUBLIC HEARING

Conditional Use Permit for efficiency apartments on the first floor of 2175 Magnolia Avenue.

Mr. Hawes introduced the proposal as residential use in the rear and commercial space in the front. Then Mr. Tyson Cooper, applicant, spoke and summarized the project. Mr. Cooper stated that his intent is to help revitalize downtown by rehabbing a building by putting his own money out there to do something in the community. He went on to describe the office and commercial spaces shown on the floor plan.

Mr. Henson asked their timeline, and Mr. Cooper replied the building could be ready by June 2021. Mr. Henson also pointed out that it was good that he had two exit doors from each apartment.

Mr. Hawes asked about the courtyard next to him, and Mr. Cooper said that developing that courtyard as open green space is phase two once he has finished the building, and that he has already begun speaking with the owner of the building on the other side about ideas.

Mr. Roberts clarified that only the space shown on the floor plan could be used as apartments, and not the rest of the building, without getting another conditional use permit.

There was no public comment.

Mr. Hawes closed the public hearing. Mrs. Cash motioned to recommend approval of the project as presented, Mrs. Ferree seconded, and all voted yes.

Mr. Roberts briefly summarized that the regulations around first-floor apartments in the Mixed Use zone had been updated several years ago.

Secretary's Report

Mr. Roberts explained that the downtown plan is complete and there will be a presentation to Council and the public about the plan on February 18th. The next step is application for the Community Improvement Grant (CIG) which will primarily fund construction of improvements downtown.

Adjournment 7:30 PM

Approved: _____