



CITY COUNCIL COMMUNICATION

August 9, 2011

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 11-08-SUP and Consider First and Final Reading of Ordinance No. 1919

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 11-08-SUP

ACTION REQUESTED:

Receive public input and motion to approve a request for a Specific Use Permit on Vine Addition Block 1, Lot 2 for Lawnmower Repair in C-2 (Community Business District) zoning at 123 Vine Street and motion to approve Ordinance No. 1919, concurring with the Planning and Zoning Commission's 6-0 recommendation on August 2, 2011.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request – *simple majority*
4. Approve the request with modifications – *simple majority*
5. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Mr. George Whitten; GP& L Mower Maintenance

Location/Zoning: 123 Vine Street – Zoned C-2 Commercial

Project Description: Mr. Whitten has applied to operate a lawnmower repair service out of a leased suite space within an existing building located at 123 Vine Street. The suite is suite 102 and is approximately 1,000 square feet. Small engine repair is an allowable use by Specific Use Permit within the C-2 commercial zoning district. The applicant indicates that the business will employ two full-time and one part-time employee. All storage of materials, parts and tools will be internal to the leased space with no outdoor display of

products. All fuels will be stored as per City standards including waste materials to be stored in an approved container.

The Planning and Zoning Commission held a public hearing on August 2, 2011 and recommended approval of the Specific Use Permit by a vote of 6-0 with the following conditions:

1. Tied to the business owner, Mr. George Whitten; and,
2. Tied to the business name, GP and L Mower Maintenance; and,
3. Repair and/or maintenance on engines or products may only occur within the confines of the leased space and not external to the space; and ,
4. Materials or products for sale may not be stored exterior to the leased space; and,
5. The Specific Use Permit is issued for the introductory period of one year, after which a renewal of the Specific Use Permit will be required to be heard by the Planning and Zoning Commission and the City Council.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

- Ordinance No. 1919
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office