

**ITEM 2 CASE #11-08-SUP – HOLD PUBLIC HEARING REGARDING A
SPECIFIC USE PERMIT AND CONSIDER A RECOMMENDATION FOR
AN ORDINANCE**

Receive public input regarding a request for a Specific Use Permit on Vine Addition, Block 1, Lot 2 for Mower Repair in Community Business District (C-2) zoning, and consider a recommendation regarding an Ordinance. This property is located on 123 Vine Street.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. 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 and no outdoor display of products. All fuels will be stored as per City standards and waste materials to be stored in an approved container.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none, the public hearing was closed.

There were no comments or questions among the Commission.

Vice Chairman Mennis made a motion to approve case #11-08-SUP 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.

Commissioner Zahn seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn, Huffman, Portugal, and Brown

Nays: None

Abstention: None

The motion carried (6-0-0)