

# Town of Leeds

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## Planning Commission Meeting for May 6, 2015

1. Call to order:

Chairman Peters called to order the regular meeting of the Planning Commission at 7:04pm on May 6, 2015, at Leeds Town Hall, 218 N Main.

2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
CHAIRMAN: NORM PETERS	<u>x</u>	<u>          </u>
COMMISSIONER: ELLIOTT SHELTMAN	<u>x</u>	<u>          </u>
COMMISSIONER: DARRELL NELSON	<u>x</u>	<u>          </u>
COMMISSIONER: REED BRAITHWAITE	<u>          </u>	<u>x</u>
COMMISSIONER: STEVE LEWIS	<u>x</u>	<u>          </u>

3. Invocation by Commissioner Nelson.

4. Pledge of Allegiance by Commissioner Lewis.

5. Declaration of Abstentions or Conflicts: None.

6. Approval of Agenda:

Commissioner Sheltnan moved to approve the meeting minutes of April 1, 2015. 2<sup>nd</sup> by Commissioner Nelson. Motion Passed.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
CHAIRMAN: NORM PETERS	<u>x</u>	<u>          </u>	<u>          </u>	<u>          </u>
COMMISSIONER: ELLIOTT SHELTMAN	<u>x</u>	<u>          </u>	<u>          </u>	<u>          </u>
COMMISSIONER: DARRELL NELSON	<u>x</u>	<u>          </u>	<u>          </u>	<u>          </u>
COMMISSIONER: REED BRAITHWAITE	<u>          </u>	<u>          </u>	<u>          </u>	<u>x</u>
COMMISSIONER: STEVE LEWIS	<u>          </u>	<u>          </u>	<u>x</u>	<u>          </u>

Commissioner Nelson moved to approve tonight's agenda. 2<sup>nd</sup> by Commissioner Lewis. All voted "Aye". Motion Passed.

7. Announcements: None.

8. Public Hearings: None.

9. Action Items: None

10. Discussion Items:

- a. Conditional Use Permit Application, Leeds RV Park  
 Chair Peters, Bob as you looked at this, did you see any problems with the application?  
 Bob Nicholson, Leeds RV Park is in a Commercial Zone and under the listed uses, an RV Park and Campground is a permitted use. For the Site Plan, the Ordinance indicates a Public Hearing is required.  
 Bob discussed the application further and read the following Land Use Ordinances;  
 Chapter 17, Commercial District, 17.3;  
 All new or modifications to the exterior of a structure will require a conditional use permit even if the intended use is authorized.  
 Chapter 26, Site Development Plans, 4.2.2;  
 The Planning Commission shall schedule a public hearing to hear discussion on the proposed development and Site Analysis.  
 Commissioners, Bob Nicholson, Neil Glauser and Larry Davis discussed the project and application process further. Neil indicated they might not pursue a new building because of the cost and might remodel the existing building or use a trailer instead. Neil and Larry will get back with the Town on whether or not they will proceed with the applications.
- b. Site Plan Review Application, Leeds RV Park  
 Commissioners and Bob Nicholson discussed the Site Plan application process and the Land Use Ordinance, Chapter 26, Site Development Plans.
- c. Leeds General Plan  
 Commissioners and Bob Nicholson discussed the goals and polices out of the General Plan to decide if they have already been completed or if they are still needed. The discussion will continue at next month's meeting.

11. Staff Reports: None

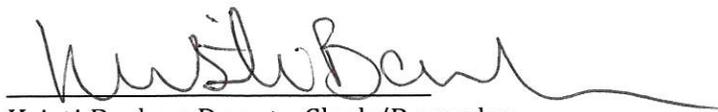
12. Adjournment:

Commissioner Lewis moved to adjourn the meeting. 2<sup>nd</sup> by Commissioner Sheltman. All voted "Aye". Motion Passed.  
 Time: 8:17pm.

APPROVED ON THIS 3 DAY OF June, 2015

  
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 Norm Peters, Chair

ATTEST:

  
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 Kristi Barker, Deputy Clerk/Recorder