

PLANNING COMMISSION MINUTES
APRIL 7, 1998

Present: Vice-Chairman Ken Cutler, Dean Thurgood, Dean Jolley, Dick Dresher, Mark Green, City Council Representative Barbara Holt, City Attorney Rusty Mahan, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Chairman Lois Williams, City Engineer Paul Rowland.

Ken Cutler welcomed all those present and introduced the Planning Commission Members. Dean Jolley made a motion to approve the minutes for March 17, 1998 as written. Dean Thurgood seconded the motion and voting was unanimous.

Conditional Use Permits

1. Consider granting a conditional use permit for an indoor roller blade and skateboard park in Colonial Square at 541 W. 2600 S. Brenda Lloyd, applicant.

Randy and Brenda Lloyd were present. Blaine Gehring explained that Brenda and her husband, Randy, are owners of the Boarding House in Colonial Square. This is a shop which sells roller blades, skateboards and related accessories. The Lloyds would like to open a place for their patrons and others who would like to roller blade and skateboard in a safe and supervised environment. The mere mention of skateboarders and roller bladers are quite controversial to some, a controlled, indoor place for such users seems like a very reasonable and responsible idea. Mr. Gehring can see little difference in this type of indoor activity than the roller skating rink just a street away on 625 West. The use will be indoors and supervised.

This type of facility is badly needed in this area. The location of the facility would be on the east side of the existing buildings on the south east end of Colonial Square. The Lloyds would like to build a new building for the current business and use the existing building for the skating facility. There is ample parking in Colonial Square. Traffic access for the shopping center is more than adequate and has not posed any problems. Mr. Gehring can see no problem with the proposed use and does not see any conditions which need to be placed on this use. Mr. Gehring recommends granting the conditional use permit for the indoor facility.

Randy and Brenda Lloyd, owners, understand the concerns from residents thinking that skateboards and roller blades are for bad kids. They have an outlaw type image. These kids are now using the basement of their business for their skating and boarding. The Lloyd's have found that these kids are very polite with them and each other and have never gotten out of line in any way. They are supervised and are required to have pads and helmets on. This facility will be an indoor facility with an occasional special event held outside. The Lloyd's feel that this facility will not put a negative impact on the neighborhood. The facility will have 8000 sq. feet on the main floor and the same for the basement. The proposed hours will be from 10:00 A.M. to 10:00 P.M..

A public hearing was opened for those who had any questions or concerns. Cory Heslington, residing at 2814 S. 500 W., wanted to know if this facility would be inside or outside and how many kids will be there at one time. Mrs. Heslington was told that the facility will be inside except for an occasional special event and there could be as many as 20 to 50 kids. Mrs. Heslington feels that this will be fun for the kids and is in favor of the facility.

Scott Rogers, 89 W. Monarch Dr., also an owner of the property adjacent to the Lloyds, agrees that this type of facility is needed and is in favor of it.

Sam Alexander, a skateboarder, mentioned that he is glad that this facility is being provided for himself and others that use skateboards and roller blades. He feels that they need a place like this to enjoy the sport but there is not a place they can go. This facility will provide a fun and safe place for them.

Mr. Gehring mentioned that he has received one fax today in favor for the facility and one in opposition.

There was no further comments and the public hearing was closed.

A brief discussion followed between the Planning Members. Mark Green made a motion to grant the conditional use permit for an indoor roller blade and skate board park in Colonial Square as recommended by Staff. Dick Drescher seconded the motion and voting was unanimous.

Meeting adjourned at 7:30 P.M.