

**PLANNING COMMISSION MINUTES**  
**September 20, 2011**  
**7:00 p.m.**

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Michael Allen, Von Hill, Barbara Holt, Sean Monson, City Council Representative Beth Holbrook, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Darlene Baetz

Chairman Tom Smith welcomed all those present including a Boy Scout Troop. He also explained to the Scouts the purpose and procedures of the Planning Commission.

Sean Monson made a motion to approve the minutes for August 2, 2011 as written. Beth Holbrook seconded the motion and voting was 6-0 in favor with Michael Allen abstaining as he was not present at that meeting.

Sean Monson recused himself from the Planning Commission.

**1. Consider preliminary and final commercial site plan for Creative Arts Academy located at 165 S. Main, Sean Monson, applicant.**

Sean and Jana Monson, applicants, and Bryce Moulton, architect for the applicants, were present.

Mr. Jensen presented the staff report and site drawings, which showed a two-story building with full basement for storage and a walkway on the south side of building.

Mr. Moulton explained that there were changes made to the site drawing at the last minute and that the new site drawing of the building did not include a basement or the walkway on the south side of the building.

There was discussion between the Commission and Mr. Moulton about the removal of the walkway. The new plans included a rear access for students to enter the studio. The owners had concerns with the walkway being secluded, dark, slippery and icy.

Mr. Moulton stated that the building will be constructed primarily of masonry block. He assured the Commission that the plans call for sprinklers throughout the building.

There was discussion between the Commission and Mr. Moulton about the property line location and lateral loads on Stark Jewelers' basement if Creative Arts did not include a basement in their plans. Mr. Moulton commented that the engineer has designed the site plans with Stark Jewelers in mind.

Mr. Rowland discussed his concerns with egress access from the southwest door to the street.

Chairman Smith discussed his concerns with the snow drift load on to the Stark building if the new building is built on the property line. Mr. Moulton commented that they would look into it.

The Commission and Staff discussed the option of just recommending preliminary approval to the City Council. Mr. Badham made a motion to recommend preliminary site plan approval. Ms. Holt seconded the motion and voting was 6-0 in favor with Sean Monson abstaining.

**2. Planning Director's report and miscellaneous business.**

Mr. Jensen had no further business to conduct.

Meeting adjourned at 7:53 p.m.