



## Planning and Zoning Commission Meeting

February 13, 2024

7:00 p.m. – City Hall Council Chambers and Via Videoconference

### AMENDED AGENDA

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Anyone who wishes to view the meeting in real time may do so as it will be streamed live on the city's YouTube page through YouTube Live or may use the Zoom link below to access the meeting.

1. **Call to Order**
2. **Approve the December 12, 2023, Planning Commission Minutes**
3. **Staff Report**
4. **Public Hearing**

Rezoning two lots (16000 and 16100 N. 169) at the northeast corner of 169 Hwy and Cliff Dr. from B-2 and R-1B to R-3

5. **Rezone 16000 and 16100 N. 169 Hwy from B-2 and R-1b to R3**

Applicant seeks to rezone 4.14 acres at Cliff Dr. and 169 to R-3.

6. **Site Plan Review 14890 N. Industrial Dr. – Thornell Corporation**

Site Plan Review for a 38,000 ft<sup>2</sup> warehouse and office for Thornell Corporation

7. **Site Plan Review 14820 N. Industrial Dr. Huntley Disposal/David Finke**

Site Plan Review for a 6,400 ft<sup>2</sup> building to house a transfer station operation.

8. **Public Hearing**

Amending the Site Plan ordinance to include CUP's in any district into the site plan process.

9. **Zoning Ordinance Amendment – Site Plan Review on CUP applications in all districts**



Proposed amendment to §400.395 to include CUP's in any zoning district in the list of required site plan review applications.

**10. Adjourn**

Join Zoom Meeting

<https://us02web.zoom.us/j/89408103497>

Meeting ID: 894 0810 3497

Passcode: 815009

