

The public hearing was called to order at 7:00 p.m. by Chairman Knapp. The hearing was opened with the Pledge of Allegiance.

Present at roll call were: Chairman Knapp, Alderman Sir and members Diekmann, Guise, Scheer, Smith, Gianino and Bieg. Mr. Barry was absent. Also in attendance was City Administrator Craig Sabo.

- A. A petition from Terry Bahr, representing S.O. Ventures, LLC, for a Special Use Permit to allow the operation of a self-storage facility at 521, 601 and 711 Howerton Lane.

Notice of the Public Hearing was published in the Countian on February 22, 2020 and posted on the City's website.

Mr. Schebaum stated that they were returning to the Commission to amend the Special Use Permit to allow a self-storage facility on the three (3) parcels listed on the petition. He stated that the detention calculations which included the expansion of the facility had been submitted to the City Engineer.

Alderman Sir inquired as to the number of additional units that would be at to the facility with the expansion.

Mr. Bahr stated that it would be adding twenty-five percent (25%) more square footage to the project which would approximately add one hundred (100) additional units to the original two hundred (200) units previously approved for the smaller project site.

Mr. Diekmann inquired as to if there will be an on-site office at the facility.

Mr. Bahr stated there would not at this time, but he is opening an on-site office at his Pacific location and customers would be able to visit that office or schedule a time to meet a storage facility representative on-site in Eureka.

Mr. Guise inquired as to if the detention calculations submitted to the City's engineer were adjusted to include the additional proposed units and the area identified as a future possible Phase 3.

Mr. Schebaum replied that they were. He stated that calculations for the Phase 3 area used an assumption of seventy percent (70%) impervious. He added that if the area doesn't develop in the manner projected, the stormwater management facilities would then be oversized for the area it serves.

No one spoke in support of or opposition to the petition.

The public hearing was closed at 7:05 p.m.

The public hearing was opened at 7:05 p.m.

Chairman Knapp stated that items B and C on the agenda would be presented together, but would be voted on separately in the Regular Meeting.

- B. A petition from Steve Treadwell, representing National Storage Affiliates, for a Special Use Permit to allow the operation of a self-storage facility at 306 West Fourth Street.

Notice of the Public Hearing was published in the Countian on February 22, 2020 and posted on the City's website.

- C. A petition from Steve Treadwell, representing National Storage Affiliates, for a Special Use Permit to allow the operation of a self-storage facility at 1699 West Fifth Street.

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Speaking on behalf of the petitioner was Mr. Tim Riggins, District Manager of National Storage Affiliates. Mr. Riggins stated that the petitioner had recently purchased two (2) properties with self-

storage facilities and were seeking permission to operate the businesses. He stated there would be no changes to the site or operations at either property.

No one spoke in support of or in opposition to either petition.

The public hearing was closed at 7:06 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:06 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Diekmann, Guise, Scheer, Smith, Gianino and Bieg. Mr. Barry was absent. Also in attendance was City Administrator Craig Sabo.

On motion by Alderman Sir, seconded by Mr. Smith and unanimously passed by those members in attendance (Mr. Guise abstained), the minutes from February 26, 2020 were approved.

GUESTS:

There were no guests present who wished to address the Commission.

OLD BUSINESS:

There was no old business to be discussed.

NEW BUSINESS:

A. A petition from Terry Bahr, representing S.O. Ventures, LLC, for a Special Use Permit to allow the operation of a self-storage facility at 521, 601 and 711 Howerton Lane.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Guise, seconded by Mr. Diekmann and unanimously passed by those members in attendance, approval was recommended for a petition from Terry Bahr, representing S.O. Ventures, LLC, for a Special Use Permit to allow the operation of a self-storage facility at 521, 601 and 711 Howerton Lane.

B. A petition from Steve Treadwell, representing National Storage Affiliates, for a Special Use Permit to allow the operation of a self-storage facility at 306 West Fourth Street.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Smith, seconded by Alderman Sir and unanimously passed by those members in attendance, approval was recommended for a Steve Treadwell, representing National Storage Affiliates, for a Special Use Permit to allow the operation of a self-storage facility at 306 West Fourth Street.

C. A petition from Steve Treadwell, representing National Storage Affiliates, for a Special Use Permit to allow the operation of a self-storage facility at 1699 West Fifth Street.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Smith, seconded by Alderman Sir and unanimously passed by those members in attendance, approval was recommended for a petition from Steve Treadwell, representing National Storage Affiliates, for a Special Use Permit to allow the operation of a self-storage facility at 1699 West Fifth Street.

ADDITIONAL BUSINESS:

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Alderman Sir, seconded by Mr. Smith and unanimously passed, the meeting was adjourned at 7:13 p.m.

CITY OF EUREKA **P.2**
PLANNING AND ZONING COMMISSION

MARCH 11, 2020

UPCOMING MEETINGS:

- March 25, 2020
- April 15, 2020

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary