



*Town of Alpine
Public Hearing - Property Rezone
Planning & Zoning Commission Meeting Minutes*

DATE: February 14th, 2023
TIME: 6:30 p.m.

PLACE: Town Council Chambers
TYPE: Public Hearing

1. CALL TO ORDER: Meeting called to order at 6:30 p.m.

2. ROLL CALL & ESTABLISH QUORUM: Ms. Christine Wagner, Planning and Zoning Commission Administrator established roll call; members present were Ms. Melisa Wilson and Mr. Floyd Jenkins, Mr. Rex Doornbos was absent and excused from the meeting. A quorum was established. Also in attendance was applicant, Mr. David Jenkins (Creative Properties), Mr. Brett Bennett, applicant's authorized representative, and Ms. Amber Summers. Mr. Floyd Jenkins, Vice-Chairman presided over the night's meeting.

3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **CREATIVE PROPERTIES, LLC:** Lot #12 of the Palisades Heights Subdivision, 160 US Highway 89 - (Re-Zone # REZ - 01-23) - Request for Rezone from Commercial {C} to Mixed Residential Commercial {MRC} - Vice-Chairman Mr. Floyd Jenkins addressed the applicant, Mr. David Jenkins (Creative Properties, LLC) and asked if he give all those in attendance an overview of the request. Mr. Jenkins and his authorized representative, Mr. Brett Bennett addressed those present; by identifying that the current property has a mixture of business development and residential development, the property is currently in a commercial district. Mr. Bennett reiterated the property has two (2) existing structures, those being a real estate office, on the front portion of the lot and an apartment building that has six (6) separate units, along with an old laundry mat and storage facility on the back portion of the lot. By changing the zoning on the property, this will bring the apartment complex that was built in the 1970's into compliance with the correct zoning district. Applicant further understands that the placement of the apartment complex, still makes that portion of the building a non-conforming use and they will be limited to how much space, if any, there is to add to the existing apartment complex. However, that can be dealt with at a later date, should there be any decision to complete any extensions/additions to the apartment complex. Internal updates (carpet, painting, etc.) are being completed now, along with re-siding the external portion of the building are being completed to make the structure more appealing. Mr. Bennett mentioned that there has been some conversation regarding changing the front setback lines, Mr. Bennett would like to go on the record to state that if the setbacks were to change on commercial properties they would like the ability to change that zoning back and/or complete a replat on the property, to have the front portion commercial and the back portion as mixed residential commercial thereby allowing more buildable area.

Upon review and discussion of the staff report supplied by the Zoning Administrator, Ms. Christine Wagner and listening to the presentation made by the applicant, the Commission stated that there will be no decision made at the public hearing, a recommendation will be made a the regularly stated meeting, to follow, regarding the subject property zoning into the Mixed Residential and

Commercial (MRC) District as established by the Land Use and Development Code (LUDC). It should be noted that there was no public participation at the public hearing. Acting Chairman Mr. Floyd Jenkins stated that at the regular meeting of the Planning and Zoning (P & Z) Commission a recommendation made to the Town Council for the acceptance of the rezone application and subsequent property rezone approval. Mention was made that the P & Z Commission is an advisory and/or administrative board and as such provide a recommendation is provided to the Town Council for their final determination; if so, desired the Town Council may hold an additional public hearing to provide an expanded opportunity for public comment.


Both Mr. Jenkins and Mr. Bennett reiterated that if a change to the front property setbacks might be considered in the future, the applicant would like the Town Council to consider retaining a portion of the subject property for commercial purposes, which would allow for more buildable property space.

Mr. Jenkins thanked those for their attendance.

4. ADJOURN MEETING: Ms. Melisa Wilson moved to adjourn the meeting. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Doornbos). Motion carried.

Meeting adjourned at 7:10 pm.


Floyd Jenkins, Acting-Chairman


Date

Transcribed By:


Christine Wagner, Planning & Zoning Administrator


Date

** Minutes are a brief summary of the meeting **