

April 12, 2023

The LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Department Second Floor Conference Room at 215 “D” Street. Chair Busch called the meeting to order at 5:30 p.m.

Planning & Zoning meetings are recorded live. To view the full video, go to <https://livestream.com/accounts/11220190> and select Planning & Zoning.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Michael Busch, Chair; Gabriel Iacoboni, Vice Chair; Kevin Kelly; Kathy Branson; Maureen Anderson

COMMISSIONERS EXCUSED: Cynthia Ball;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Specialist; Aaron Butler, IT; Jennifer Tengono, Assistant City Attorney

II. CITIZEN COMMENTS

None

III. APPROVAL OF MARCH 22, 2023 MEETING MINUTES (ACTION ITEM)

Commissioners Iacoboni and Kelly moved and seconded, respectively, approval of the March 22, 2023 meeting minutes. The motion carried 3-0-2 with Commissioners Branson and Anderson abstaining.

IV. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR ZONE CHANGE APPLICATION ZNC23-000003 BY BRETT KINZER (ACTION ITEM):

Chair Busch explained the public hearing process, opened the public hearing and asked for a staff presentation.

Assistant Planner Katie Hollingshead provided a verbal summary of the staff report with maps and photos so the commission can get geographically familiar with the area.

Chair Busch asked how the applicant would take care of the topography?

Staff Hollingshead stated they can use the existing flat space, but the difference in land height could be used as a separation from the commercial property to the neighboring residential properties.

There being no further questions Chair Busch asked the applicant for testimony.

Applicant Brett Kinzer, owner, 3139 5th St. They need more room at their current location and the home to the north does not seem to be a good choice for a rental. Citizens using the bus stop are standing next to old equipment and they would like the extra space to clean up the current location and expand.

Commissioner Anderson asked the applicant to clarify that this expansion will not turn into a dumping ground.

Applicant stated no it would not.

There being no further questions for the applicant Chair Busch asked for public comment.

Staff Hollingshead read public comment from Spencer Overall located at 114 N. Garden Court and owns 124 N. Garden Court along with 3121 5th St. Spencer is very much opposed to the rezone. He and his wife have lived at their address for 50 years and have seen the development. The business located in the area have been altered in various ways over these 50 years. He wants the commission to consider the impact on their neighboring residential properties. Mr. Kinzer's current business has a junkyard appearance and allowing him to expand will be a detriment to the neighborhood. Two of the properties he owns are rentals and I would hate to lose his rental income because of the rezone. Mr. Kinzer knew what he was getting when he purchased the property and should have better planned for his expansion needs. He is aware that there is a lack of rental housing and the removal of the existing house on the property is one less rental available. Granting this rezone might encourage other property owners to also attempt to rezone to increase commercial uses of residential occupancies.

Commissioner Branson asked the size of the property in question.

Staff Hollingshead stated the property is .52 acres

Applicant Kinzer rebutted that his whole intention is to remove the junk yard appearance off the road.

There being no further public comment, Chair Busch closed the public hearing

After deliberation and discussion of relevant criteria, commissioners Branson and Anderson moved and seconded, respectively, to direct staff to draft a Reasoned Statement approving ZNC23-000003. Motion passed 5-0.

V. COMPREHENSIVE PLAN COMMUNITY QUESTIONNAIRE

Staff Hollingshead provided the Commission with a copy of the City of Lewiston Comprehensive Plan questionnaire. Staff walked the Commission through the questionnaire/survey and had them complete the answers while doing so.

Chair Busch asked how long the survey would be open and when would the information be available.

Staff Hollingshead stated the survey will open until May 14, 2023 at midnight and there will be a phase II that she will come back to talk with the Commission about.

VI. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for April 26, 2023 meeting.

All current commissioners will be in attendance at the next meeting on April 26, 2023.

Staff Hollingshead stated there will not be a public hearing, just the reasoned statement for a zone change at the April 26, 2023 meeting. There is a new commissioner that will join at the first meeting in May.

VII. ADJOURN

There being no further business, Chair Busch and Commissioner Kelly moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Planning and Zoning Commission adjourned at approximately 6:20 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2023.