

# KECHI PLANNING COMMISSION & BOARD OF ZONING APPEALS

## Minutes October 11, 2022

1. Call to Order  
Chairmen Wolf called the regular meeting of the Kechi Planning Commission to order at 7:01pm.
2. Roll Call  
Members in attendance were Richard Wolf, Luke Harbor, Mark Bradbury & Oscar Thomison. Staff in attendance were City Planner Dustin Belton, Planning Secretary Krista Brown, City Administrator Kamme Sroufe (CA). Guests in attendance were Matt Williams, PEC, David Messmore.
3. Approval of Agenda  
Oscar Thomison moved to accept the agenda. Seconded by Luke Harbor. Carries 3-0
4. Approval of Minutes  
Oscar Thomison moved to accept the minutes from August 9, 2022. Motion was seconded by Luke Harbor and carried 3-0.
5. Public Forum/ Communications  
None
6. Public Hearings
  - a. **CU-2022-02- Koontz – 9230 N Hydraulic Ave – Pool House**  
Chairman Wolf called the item. A quorum of 4 was established. There were no ex parte communications, no abstentions and notification were published in the Ark Valley News 9/15/22. Real property owners were sent notification 20 days prior.

Matt Williams, PEC, read staff report as written. Request is for Conditional Use to permit a Pool House. Recommends approval with conditions written in staff report.

- 1) The Pool House must comply with the Specific Use Standards of Section 10.37.
- 2) Development and maintenance of the site shall be in conformance with the approved site plan.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Zoning Regulations, may declare that the Conditional Use is null and void.

**CONFORMANCE TO PLANS/POLICIES:** The requested conditional use is in conformance with Kechi’s 2040 Comprehensive Plan. The Future Development Plan Map from the Plan depicts the subject property as appropriate for housing. The proposed pool house will be a Secondary Use to a residence. The goal of the Plan is to “provide quality and context-sensitive aesthetics in development and redevelopment.” The proposed design will be required by the Specific Use Standards to be “compatible with the immediate neighborhood and constructed with the same or equal siding exterior materials as the principal structure.” This will help to ensure that the pool house has context-sensitive aesthetics.

Chairman Wolf closed public hearing.

Luke Harbor made a motion to approve the finding and recommendations stated in the Zoning Minutes prepared by Zoning Secretary Krista Brown

Administrator’s Report for Case #CU-2022-02 and forward a recommendation of approval to the Governing Body regarding the requested Conditional Use. Seconded by Oscar Thomison. Carried 3-0.

The recommendation and a written summary of the Public Hearing will be considered by the Governing Body at their 10/27/2022 meeting to be held at 7:00 p.m.in the Council Room.

b. **CU-2022-03/04 – Messmore – Lot 1 Blk A Trees on Matson Ave – Storage Structure/Pool House**

Chairman Wolf called agenda item. A quorum of 4, no ex parte, no abstention. Notifications were published in the Ark Valley News 9/15/22. Real property owners were sent notifications 20 days prior.

Matt Williams, PEC, read report as written. Request is for a Conditional Use to permit a Storage Structure over 720sq.ft. and Conditional Use to permit a Pool House. Recommends approval to the conditions found in Staff report. The resident structure must be 50% complete before a permit can be issued.

**CONFORMANCE TO PLANS/POLICIES:** The requested conditional use is in conformance with Kechi’s 2040 Comprehensive Plan. The Future Development Plan Map from the Plan depicts the subject property as appropriate for housing. The proposed detached structure will be a Secondary Use to a residence. The goal of the Plan is to “provide quality and context-sensitive aesthetics in development and redevelopment.” The proposed design will be required by the Specific Use Standards to “have exterior siding of a color and visual appearance similar to the principal structure.” This will help to ensure that the detached structure has context-sensitive aesthetics. In addition, several properties along the west side of South Matson Avenue have similar detached garages and outbuildings.

David Messmore, owner of the property asked to be allowed to build both residential structure and storage structure at the same time due to cost efficiency. Stated occupancy for storage building would not be given until primary resident occupancy was given.

Chairman Wolf closed Public Hearing. The Planning Commission discussed the area and conditions that were in the Staff report.

Motion by Luke Harbor that the Planning Commission adopt the findings and recommendations stated in the Zoning Administrator’s Report for Case # CU-2022-03 and CU-2022-04 with the condition that the certificate of occupancy would not be given until the primary structure has received a certificate of occupancy and forward a recommendation of approval to the Governing Body regarding the requested Conditional Use. Seconded by Oscar Thomison. Carried 3-0.

The recommendation and a written summary of the Public Hearing will be considered by the Governing Body at their 10/27/2022 meeting to be held at 7:00 p.m. in the Council Room.

7. Preliminary Plat  
None

8. Final Plat

None

9. Unfinished Business

NA

10. New Business

NA

11. Adjourn

Motion by Oscar Thomison to adjourn at 7:25PM, second by Luke Harbor. Motion passed 3-0.

Respectfully Submitted,

Richard Wolf, Chairperson  
Kechi Planning Commission