

The Planning and Zoning public hearing on July 28, 2016 was called to order at 5:30pm by Chairman Chris Rawlings. Present for the meeting were: Planning and Zoning Members Andy Howe, Dave Gray, Wally Cossairt, Glenda Poston, Sue Larson, Planning and Zoning Administrator Lisa Ailport and Office Clerk Christine McNair. Public present were: Pat Krezman, Kathy Krezman, Jessica Nordheim, Lilly Wheaton-McCoy and Krissy King.

Chris opened the public hearing for Kristina King childcare – group daycare special use permit file number SUP005-16 at 5:30 pm. Continuation of the June 30, 2016, public hearing wherein the applicant was asked to bring forward a new site plan showing parking associated with the special use permit and a draft parking agreement; and to allow staff enough time to notice adjacent property owners affected by the new site plan, consistent with IC §67-6509. Glenda stated she has a conflict since her grandchildren go to Krissy's daycare. She then removed herself from the commission and sat in the audience.

Lisa gave her presentation. She explained the two new conditions. The first being a restrictions of parking on Washington Street, which was a result of the comments from the prior hearing. The second one is a safety plan prepared to the satisfaction of the City, which was a recommendation from the Traffic Safety committee.

Dave asked about the parking agreement.

Lisa stated that if someone occupies the house at 6475 Washington Street, it is possible that this special use permit might have come back for reconsideration. Exhibit A is the neighborhood petition and Exhibit B is the Lil Bunnies daycare safety plan and parking agreement.

Krissy gave her presentation. She has a safety plan that all of the parents have signed. The parking agreement is valid for one year. Krissy feels the neighbors may have been given false information before they signed the petition. She had spoken to the neighbors prior to the petition being circulated and the neighbors didn't have a problem with her having a daycare.

Sue asked if the renter's opinions matter or just the landlord's. Lisa said that the law requires written notice be sent to the land owner, but any affected party has a right to voice their opinion.

Glenda spoke in favor. When she picked up and dropped off her granddaughter today, there wasn't any traffic. She said that backing into the street is something most people do and everyone just has to watch. The draft parking agreement is a start.

Jessica Nordheim spoke in favor. Her children attend Krissy's daycare. She says that the new parking arrangement has been going well. She likes the idea of having signs that say slow down, but not a sign stating there is a daycare.

Lily McCoy spoke in favor. The new parking arrangement is amazing. There hasn't been another parent there when she is dropping off or picking up her child. Backing out into the street is not an issue

No neutral comments were received.

Kathy Krezman spoke in opposition. She said there was no pressure used to have neighbors sign the petition. There are cars still parking in the street. There is not enough safe, feasible parking.

Lisa stated the six photos submitted by Kathy Krezman are Exhibit C which show the parking spaces, the Sims property and the ditch crossing.

Chris asked the number of required parking spaces. Lisa said the minimum is four off street parking spaces.

Pat Krezman spoke in opposition. He feels this is not a safe situation due to traffic and lack of snow storage.

Krissy gave her rebuttal. She had a parent that would not follow the new parking arrangements, so that child no longer goes to the daycare. She has eight children that she watches now, when school starts she will have five children.

Chris closed the public hearing at 6:35 pm.

Dave has concerns about parking, legal advice and safety.

Andy said there are some questions on the parking, but an agreement was provided. If the code allows it, he doesn't see anything wrong with have a daycare of that size in that location.

Andy moved to recommend approval of the file SUP 005-16, for a special use permit to operate a childcare – group daycare serving up to 12 children within an existing home located at 6480 Washington Street and off-site parking, finding that it is in accordance with the general and specific goal and standards of the City of Bonners Ferry's comprehensive plan and zoning codes, as enumerated in the findings and standards table above. I further move to adopt the following reasoned statement and conditions of approval as written. The actions to be taken to obtain the special use permit is to complete the conditions of approval as adopted. Wally seconded the motion. Andy – yes, Wally – yes, Dave – yes, Chris – yes, Sue – abstained. Motion passed.

The meeting was recessed at 6:40 pm and reconvened at 6:44 pm.

Transitional housing was discussed. Chris requested that Lisa investigate to see how other cities are handling the issue and bring it back at the next meeting.

Lisa will bring forward some recommendations for modifications for Title 12 and a prioritization list.

Glenda moved to adjourn. Dave seconded the motion. Motion passed with all in favor.

Chris Rawlings, Chairman

Attest: _____
Christine McNair, City Office Clerk