

# Velva Planning & Zoning Meeting

October 18, 2021

6:00pm

Velva City Hall

## **PUBLIC HEARING:**

Velva Planning and Zoning - Public Hearing - called to order at 6:00 pm by President Blane Keller. P&Z Members in attendance: Karl Keller, Mike Schreiner, Ryan Hoff, Robby Brown and Blane Keller. Also in attendance: Jen Barta, Jenny Johns, Ron Nagle, Amanda Carroll and Ashley Bauer. (Also in attendance: Ivan and Collette Canavello, Mary Liz Davis, Myrtle Bauer). Keller stated that the board will now hear any questions or comments from the public regarding the zone change application submitted by Star City Learning Center or Star City Real Estate. The legal description for the property is Velva – Original Town – Addition; Block 3, Outlot 949, (previously known as lots 11 & 12). The property is currently zoned as R-1 Residential and the owners of the daycare would like it changed to C-1 Commercial since they operate as a business and would like to move in a mobile classroom.

Ivan Canavello asked if the R-3 regulations were going to be followed. Schreiner stated, yes. Schreiner then read Municode, Division 8 – C-1, regarding the regulations. Carroll said that they are paying commercial taxes through the County because of their type of business. Barta asked about water and sewer connection plans. Carroll stated that they have 2-different options, and will use a professional contractor and work with the City PW Department on the final decision. Keller asked if there were any other comments. Keller adjourned the Public Hearing at 6:16 pm.

## **REGULAR MEETING:**

Keller called the regular meeting to order at 6:16 pm. Schreiner/Brown made a motion to approve the minutes from the July 28 planning meeting. Roll Call: All-aye; motion carried.

Schreiner/K. Keller made a motion to recommend approval of the zone change from R-1 to C-1 to the City Commission. Discussion on setbacks. Hoff stated that the south property line would be the only residential lot line affected using the R-3 use regulations (Municode Sec. 30-352). Roll Call: All-aye; motion carried.

Discussion on the building permit submitted by Star City Real Estate to move in a mobile classroom. All questions were previously discussed. Schreiner/Brown made a motion to recommend approval of the building permit to the City Commission. Roll Call: All-aye; motion carried.

Keller adjourned the meeting at 6:24 pm.

***\*\*Minutes are subject to amendment and approval\*\****

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**Blane Keller**  
**P&Z President**

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**Jenny Johns**  
**Auditor**