

CITY OF PANORA

Meeting Minutes

PLANNING AND ZONING MEETING MINUTES FOR TUESDAY, JANUARY 6TH, AT 12:00 P.M.


- I. Chair Person Steve Baker opened the Planning and Zoning Board meeting at 12:00 p.m. and called roll. Board members present were Steve Baker, Dave Beidelman, Courtney Hodges, Rod Huggins, and Curtis Twigg. Chris Hastings was absent. Staff attending was Lisa Grossman-City Administrator.
- II. Approval of Agenda – Beidelman made a motion to approve the agenda, seconded by Twigg. Motion carried unanimously.
- III. The commission considered a request from the Lutheran Church of Hope appealing the zoning administrator's determination that a church is not a permitted use within the Light Industrial District for the property located at 1200 E. Main Street. The commission held discussion and considered making a recommendation to the Board of Adjustment to affirm the determination, overturn it, or take no position.
 1. Administrator Grossman provided an overview of the Light Industrial District and its permitted uses. She also addressed the church's assertion that a church use qualifies under Section 2(B) and presented a legal opinion from the City Attorney supporting the zoning administrator's determination.
 2. Members of the commission posed several questions to staff.
 3. Kelly Orton, representing the Lutheran Church of Hope, presented the church's position regarding why the zoning administrator's determination was, in her view, incorrect and why the church should qualify under Section 2(B) of the Light Industrial Code. Additional testimony was provided by Emily Donovan, Galen Redshaw, and Chriss Gunnare, who spoke about the church's role in the community, the services it offers, and the intended use of the proposed building.
 4. The commission questioned the representatives of the Lutheran Church of Hope.
 5. The commission engaged in a discussion regarding the presentations and testimony received.
 6. Commissioner Huggins moved to recommend affirming the zoning administrator's determination; however, the motion failed for lack of a second. Commissioner Hodges then moved that the commission take no position on the matter, with a second by Commissioner Beidelman. Upon roll call, the motion passed 3–2, with Commissioners Huggins and Twigg voting in opposition.
- IV. With no other business, Chair Person Baker asked for a motion to adjourn. Twigg made a motion to adjourn at 12:40 p.m., seconded by Beidelman. With the roll being called, the motion carried unanimously.

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Steve Baker, Commissioner Chair

ATTEST:



Lisa Grossman, City Administrator