

**MINUTES OF PLANNING AND ZONING COMMISSION MEETING
APRIL 21, 2022**

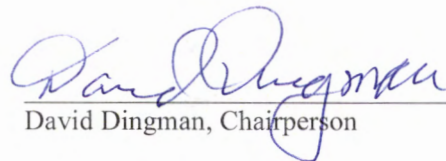
1. **Call to order:** Meeting was called to order at 6:00 PM by Chairman David Dingman.
2. **Invocation:** Jeff Thompson provided the Invocation.
3. **Roll call:** Members Present: Belen Ruiz, David Dingman, Jeff Thompson, Gary Praesel, Les Davis and Bracken Arnhart. Members Absent: Tim Holtkamp, Jana Reid and Glen Roth.
4. **Approve Minutes: April 7, 2022.** Commission Member, Praesel, motioned to approve the minutes from April 7, 2022 as written. Commission Member Thompson seconded this motion. Voting in favor: Ruiz, Dingman, Thompson, Praesel, Davis and Arnhart. There were no opposing votes and motion carried unanimously by a vote of 6-0.
5. **Citizen Comments:** None.
6. **PUBLIC HEARING: Conduct a public hearing and consider a recommendation to the Robinson City Council regarding the application of Kapil Basyal on behalf of Jay Kalimai LLC represented by Bikash Bhandari for approval of a specific use permit for a convenience store with gas pumps in the C-1 District, on 0.773 of an acre being portions of Lots 2 and 4, Block 15 of the Original Town of Robinsonville Addition, addressed at 310 S. Robinson Drive.** Chairman, David Dingman opened the Public Hearing at 6:01 PM. Justin French, Director of Planning and Development, addressed the Commission and provided a brief overview. Mr. French stated at the time of the meeting he has received no notices returned. Bikash Bhandari was present, addressed the Commission, provided his presentation, respectfully requested approval and was available for any questions. Following questions and a discussion by the Commission, Commission Member Arnhart motioned to recommend approval with stipulations of the specific use permit. Commission Member Davis seconded this motion. Voting in favor: Ruiz, Arnhart, Dingman, Praesel, Davis and Thompson. Motion carried by a vote of 6-0. The Public Hearing was closed at 6:42 PM.
7. **PUBLIC HEARING: Conduct a public hearing and consider a recommendation to the Robinson City Council regarding the request of Joel and Dedra Martinez for a variance to Section 5.1(b)(2)(A) of the subdivision ordinance that requires sanitary sewer lines be immediately installed and connected to a public sewer line, at the expense of the subdivider of the property, if the lot is within 500 feet of a public sewer line, with subject site being 1.45 acres, known as a tract in the C. O'Campo Survey, addressed at 216 Hahn Drive.** Chairman, David Dingman opened the Public Hearing at 6:42 PM. Justin French, Director of Planning and Development, addressed the Commission and provided a brief overview. Mr. French stated at the time of the meeting, he has received no notices returned. Joel and Dedra Martinez were present, addressed the Commission, provided their presentation, respectfully requested approval and were available for any questions. Following questions and a discussion by the Commission, Commission Member Davis motioned to recommend approval of the variance. Commission

Member Praesel seconded this motion. Voting in favor: Ruiz, Arnhart, Dingman, Praesel, Davis and Thompson. Motion carried by a vote of 6-0. The Public Hearing was closed at 7:06 PM.

8. **PUBLIC HEARING: Conduct a public hearing and consider a recommendation to the Robinson City Council regarding the request of Karen Sanchez for a variance to Section 5.1(b)(2)(B) of the subdivision ordinance that requires lots using surface irrigation as the means of effluent disposal shall be a minimum of two acres, with subject site being 0.54 of an acre, known as a tract in the C. O'Campo Survey, addressed at 311 Wigley Drive.** Chairman, David Dingman opened the Public Hearing at 7:06 PM. Justin French, Director of Planning and Development, addressed the Commission and provided a brief overview. Mr. French stated at the time of the meeting, he has received no notices returned. Karen Sanchez along with Luke Snyder with Jernan Septic & Rainwater Solutions, were present, addressed the Commission, respectfully requested approval and were available for any questions. Following questions and a discussion by the Commission, Commission Member Praesel motioned to recommend approval of the variance. Commission Member Ruiz seconded this motion. Voting in favor: Ruiz, Arnhart, Dingman, Praesel and Davis. Thompson excused himself from voting due to knowing the applicant for over 30 years. Motion carried by a vote of 5-0. The Public Hearing was closed at 7:24 PM.

9. **Board member comments and/or questions: No discussion by or with Board members will be held on any matter not listed on an official agenda as required by law.**

10. **Adjourn:** Meeting adjourned at 7:24 PM.



David Dingman, Chairperson

Attest:



Cyndi Carnes, Customer Service Specialist