

Minutes

Price City Planning and Zoning

June 11, 2001

Price City Hall 6:00 P.M.

Present: John Angotti, Chairman Francis Duzenack, Zoning Administrator
Alfred Richens Carolyn Vogrinec, Secretary
Gary Lyon Laurel Marinos
Penny Sampinos Joe Piccolo

Excused: Larry Bruno, Vice-Chairman Vern Jones, Community Administrator

Also Present:

Silvia Fassio Linda Beal
Gerald Lloyd Delbert Beal

I. MINUTES OF MAY 7, 2001

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of May 7, 2001 as written. Penny Sampinos seconded and the motion carried.

II. CONDITIONAL USE PERMIT
NEWSPAPER DISTRIBUTION AND FIREWORKS SALES
335 EAST 100 NORTH
ADDITION OF OFFICE SPACE
GERALD LLOYD

Mr. Lloyd appeared before the Commission requesting an office in his business at 335 East 100 North. He will do newspaper distribution and fireworks sales. There will be no traffic conflict because off-street parking is available space and the carriers are there only a short time in early morning. The metal shed behind the building, with power, will be removed and replaced with a portable shed which will double as a fireworks stand and storage shed for the fireworks. The plan has been reviewed and approved by the Price City Fire Chief and, at his request, the shed will be built away from the main building. The office requested this evening will be built within the existing available space. There were no further concerns and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Office Space Only - for Newspaper Distribution and Fireworks Sales, Gerald Lloyd, Owner. Joe Piccolo seconded and the motion carried.

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III. CONDITIONAL USE PERMIT
SNOWIE SHAVED ICE
120 NORTH CARBONVILLE ROAD
(SOUTHEAST CORNER OF TACO BELL PARKING LOT)
SHAVED ICE BOOTH

LILLIAN GOLD, MANAGER

Ms. Gold was unable to attend this evening and the presentation was made by Francis Duzenack. This item was previously reviewed by the Planning Commission and everyone polled by phone indicated they were in favor of the project. Ms. Gold was told she could open the business and tonight the approval must be ratified. There were no concerns and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the ratification of the approval for the Conditional Use Permit for Snowie Shaved Ice, Lillian Gold, Manager. Alfred Richens seconded and the motion carried.

IV. CONDITIONAL USE PERMIT - BUSINESS AND SIGN
COMMUNITY NURSING SERVICES
59 SOUTH 700 EAST
RELOCATION OF BUSINESS TO NEW ADDRESS
LINDA BEAL, DIRECTOR OF NURSING

Linda Beal explained they have outgrown their present location will be moving to a new location. Copies of their signs were distributed and they plan to utilize the same signs with only a copy change. The question of adequate parking was mentioned and Francis Duzenack indicated that, in addition to the spaces in front of the building, there is also the parking lot at the south end of the building. There were no further concerns and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Business and Signs for Community Nursing Services. Gary Lyon seconded and the motion carried.

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V. CONDITIONAL USE PERMIT - BUSINESS & SIGN
THERAPY WORKS
51 SOUTH 700 EAST
RELOCATION OF BUSINESS TO NEW ADDRESS
SILVIA FASSIO, P.T.

Ms. Fassio will relocate her physical therapy business to the above address sometime in August, 2001, using the portion vacated by Cadillac Jacks. There were no concerns and Alfred Richens made a motion to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Business and Sign for Therapy Works, Silvia Fassio, P.T., Owner.

VI. STAFF

A) REPORT ON LANDSCAPING
BASSO-ETZEL STORAGE UNITS

Mr. Duzenack told the Commission he had spoken with Tony Basso and the landscaping on his project will be completed within 30 days.

B) REPORT ON CASTLE VALLEY LANDSCAPING

Mr. Duzenack reported Boyd Anderson, owner of Castle Valley Landscaping, is preparing his re-zoning application. He plans to rezone the parcel of property he is currently using on 800 North, just east of Swift's Stop & Shop, to Neighborhood Commercial. He has outgrown his previously approved Home Occupied Business and has been storing his equipment on this property. There are NC properties adjacent to him and the re-zone will allow him to store his equipment upon the issuance of a Conditional Use Permit.

There was no further business and Gary Lyon made a motion to adjourn. The meeting adjourned at 6:20 P.M.

John B. Angotti, Chairman

Carolyn Vogrinec, Secretary