

**PLANNING COMMISSION MINUTE SHEET**  
**Regular Meeting**

**DATE August 17, 2023**

**TIME: 6:00 P.M.**

**1<sup>st</sup> ITEM ON AGENDA: ROLL CALL and DECLARATION of QUORUM**

**ROLL CALL:**

	HERE	ABSENT
<b>Chairperson Gilbert</b>	<b>X</b>	
<b>Vice-Chairperson Kelsey</b>	<b>X</b>	
<b>Commissioner Villines</b>	<b>X</b>	
<b>Commissioner Lyle</b>	<b>X</b>	
<b>Commissioner Afentul</b>	<b>X</b>	

**OTHERS PRESENT:** Whitney Abel, Walter Rose, Jennifer Hunt, Eddy Hunt, Kayla Decamp and Randy Gilbert

**DECISION:** Quorum

**2<sup>ND</sup> ITEM ON AGENDA: Approval of the minutes of the last meeting on May 18, 2023 and July 20, 2023.**

**DISCUSSION:** None

**MOTION MADE TO: Approve**

**MOTION MADE BY:** GILBERT VILLINES KELSEY LYLE AFENTUL (CIRCLE ONE)

**SECONDED BY:** GILBERT VILLINES KELSEY LYLE AFENTUL (CIRCLE ONE)

**ROLL CALL:**

	AYE	NAY	ABSTAIN	COMMENTS
<b>Chairperson Gilbert</b>	<b>X</b>			
<b>Vice-Chairperson Kelsey</b>	<b>X</b>			
<b>Commissioner Villines</b>	<b>X</b>			
<b>Commissioner Lyle</b>	<b>X</b>			
<b>Commissioner Afentul</b>	<b>X</b>			

**MOTION** -  - PASSES     - FAILS

**3<sup>RD</sup> ITEM ON AGENDA – Jennifer Hunt is requesting a Rezone of 3400 N 14<sup>th</sup>(Old Hilltop Tavern) (11 acres) from A-1(Rural Agriculture District) to C-3(Restricted Commercial District) with a Conditional Use Permit to operate a Liquor Store(Postponed from last month due to NO Quorum).**

**DISCUSSION:** Jennifer Hunt spoke for. Stated that they own another liquor store in Pink. Said they plan to clean up whole property and building. They plan for it to be Drive-Thru only. They have an app for scanning ID's, absolutely will not sell unless they get a green light on scanner. The scanner can identify if an ID is Valid. Stated that they had an LEO friend that is with the ABLE commission that has expressed how much safer their system is than a traditional liquor store. Gilbert asked if they already owned that property or not. Hunt stated that it was a 5-year lease. Afentul stated that he is against the idea of a liquor store there and stated that he didn't want to add additional trouble for our police force by creating a new problem area.

None spoke against.

Gilbert asked Rose if the staff had any concerns. Rose stated no comment.

Kelsey asked about the fact that there are a lot of residential properties around that area and if the rezone to commercial would affect that. Abel stated that most of the properties in that area are A-1, A-2, or commercial.

Eddy Hunt spoke for, said he is Jennifer's husband. Stated that the app that they use to scan ID's is state recognized and legal for Tobacco or Alcohol sales. If the ID is expired, revoked, or suspended they will not sell. All ID's must be checked no matter how old they look. The scanner costs them 500 dollars a year but their app is free. This will not be a bar. There will be no loitering on the premises allowed. Jennifer stated their store in Pink has been open for over a year and they have had no problems. Most people want to just get their stuff and go home. They've only had to shut their window on customers just a few times.

Eddy stated that they are very secure. No one allowed inside except employees. No drunk or belligerent people in store to cause trouble. No underage theft from people being allowed to bring their kids inside. Most transaction are a 3 minute conversation. Will just not sell to a customer if they start causing a problem. Can deny a sale for any reason if needed. Will call in cops if person starts causing problems. They want to be there a service and not a problem.

Aftentul asked what the hours would be. Hunt responded 8am to Midnight, 6 days a week as Pottawatomie County does not allow liquor sales on Sunday.

Kelsey asked about the Tavern that was there beforehand, was it zoned correctly for that. Rose stated that it was grandfathered in at the time of the zoning and after it shut down it was no longer grandfathered in.

**MOTION MADE TO:** Table agenda item #3 for next month's meeting.

**MOTION MADE BY:** GILBERT VILLINES KELSEY LYLE AFENTUL (CIRCLE ONE)

**SECONDED BY:** GILBERT VILLINES KELSEY LYLE AFENTUL (CIRCLE ONE)

**ROLL CALL:**

	AYE	NAY	ABSTAIN	COMMENTS
<b>Chairperson Gilbert</b>	X			
<b>Vice-Chairperson Kelsey</b>	X			
<b>Commissioner Villines</b>	X			
<b>Commissioner Lyle</b>	X			
<b>Commissioner Afentul</b>	X			

**MOTION** -  - PASSES     - FAILS

**4<sup>th</sup> ITEM ON AGENDA – Lori Kilpatrick is requesting a Certificate of Appropriateness for 103 S Broadway to remove existing fabric from awning and replace with a banner with business name in a color similar to SW0011-Crewel Tan(Postponed from last month due to NO Quorum).**

**DISCUSSION:** Kayla Decamp spoke for. Stated that she was Lori’s Daughter. Said that they were hoping for a banner to put across the existing canopy with the company name on it. They already removed the cloth covering because it was just in terrible condition and an eyesore. Said that the store was going to be boutique style with clothing consignments and art. Planning to go with a London Style Theme. Commissioners asked if there was a timeline for when they are planning to get a permanent awning covering. Decamp stated that she was not for sure on the actual timeline, says the landlord said that the awning covering itself costs over \$3,000. Gilbert asked what the commissioners thought would be a reasonable amount of time for a temporary banner to be up. Kelsey mentioned 5 months. Lyle mentioned that it can be hard for a business starting out to come up with the funds for a permanent sign and awning and that maybe 1 year would be more reasonable. Commissioners asked about what other signage they will have. Decamp stated that they will have a vinyl cling on the doors with the hours and they plan on painting on the windows as well. Kelsey asked if that was allowable. Rose stated that window painting was allowed. Gilbert asked what their hours would be. Decamp stated that they would be open 9 to 5:30 Monday thru Friday and 9 to 12:30 on Saturdays. They plan on a soft opening on August 26<sup>th</sup> with cash or check only. Hoping for September 2<sup>nd</sup> for a full open with credit cards available. Kelsey asked if they decided to change the color would they have to come back before the commission. Rose stated that yes they would.

**MOTION MADE TO: Approve Temporary Banner with business name in the color Crewel Tan for 1 year.**

**MOTION MADE BY:**    GILBERT    VILLINES    KELSEY     LYLE    AFENTUL    (CIRCLE ONE)  
**SECONDED BY:**        GILBERT    VILLINES     KELSEY    LYLE    AFENTUL    (CIRCLE ONE)

**ROLL CALL:**

	AYE	NAY	ABSTAIN	COMMENTS
<b>Chairperson Gilbert</b>	<b>X</b>			
<b>Vice-Chairperson Kelsey</b>	<b>X</b>			
<b>Commissioner Villines</b>	<b>X</b>			
<b>Commissioner Lyle</b>	<b>X</b>			
<b>Commissioner Afentul</b>	<b>X</b>			

**MOTION** -  - PASSES     - FAILS

**5<sup>TH</sup> ITEM ON AGENDA: NEW BUSINESS – None**

**6<sup>TH</sup> ITEM ON AGENDA: ADJOURNMENT**

**MOTION MADE BY:** GILBERT VILLINES KELSEY LYLE AFENTUL (CIRCLE ONE)  
**SECONDED BY:** GILBERT VILLINES KELSEY LYLE AFENTUL (CIRCLE ONE)

**ROLL CALL:**

	AYE	NAY	ABSTAIN	COMMENTS
<b>Chairperson Gilbert</b>	<b>X</b>			
<b>Vice-Chairperson Kelsey</b>	<b>X</b>			
<b>Commissioner Villines</b>	<b>X</b>			
<b>Commissioner Lyle</b>	<b>X</b>			
<b>Commissioner Afentul</b>	<b>X</b>			

**MOTION** -  - PASSES     - FAILS

**TIME: 6:38 P.M.**

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WHITNEY ABEL, P.C. SECRETARY

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CHAIRPERSON