

Hampton Planning and Zoning Commission
Meeting Minutes
Wednesday, August 10th, 2016, 5:30 p.m.
City Council Chambers

Members Present: Chairman Phil Hauser, Doreen Petersen, Chad Hanson,
Tom Tegatz

Others Attending: Zoning Administrator Doug Tarr, City Attorney Megan Rosenberg,
Applicant(s) Eric Grote, Citizen(s) Greg Welcher and Butch Gruelke

Call to Order: 5:30 p.m.

The Commission voted unanimously to approve the minutes from the June 1st, 2016 meeting.

Phil Hauser opened the public hearing at 5:32p.m., pertaining to a request for zoning change, received from Eric Grote, for property he owns at 203 3rd Ave. SW currently zoned R-3 (multi-family). Grote is requesting to have the zoning changed from R-3 (multi-family) to C-1 (downtown commercial) so that he may conduct retail business out of the structure located on the property in the future if approved. Grote addressed the Commission with his request, explaining proposed multiple uses for the structure. City Attorney Megan Rosenberg addressed the Commission advising that the request from Grote is unique and if the request is approved it would be considered spot zoning. Rosenberg warned the commission that spot zoning in this instance is not illegal however it does pose a potential for future legal issues for the City if approved. Hauser closed the public hearing at 6:20p.m. The Commission advised Grote that they are very much supportive of anyone attempting to open a business in the Community however due to the potential for future issues due to spot zoning, the Commission advised Tarr and Rosenberg to research any other legal means of providing a business opportunity for the structure in question without changing zoning. Tom motioned to table the application, Doreen 2nd the motion and the Commission, by unanimous vote tabled the application from Grote until further research can be conducted.

Tarr provided handouts that included an outline of a proposed addition to the Hampton Municipal Code pertaining to the uses of Intermodal Storage Containers. Tarr explained that the information in the outlines mirrored the information the Commission directed at the previous meeting. After discussion Chad Hanson motioned to recommend to the City Council the amendments as proposed in the handouts for approval. Tom second the motion and the motion passed by unanimous vote.

The meeting adjourned at 6:33 p.m.

Phil Hauser, Chairman

Doug Tarr, Zoning Administrator