



**MERIDIAN PLANNING AND ZONING  
COMMISSION MEETING  
AGENDA**

**City Council Chambers  
33 E. Broadway Avenue, Meridian, Idaho**

**Thursday, Thursday, April 16, 2015 at 6:00 p.m.**

**1. Roll-call Attendance**

Patrick Oliver  
 Gregory Wilson  
 Rhonda McCarvel  
 Ryan Fitzgerald  
 Steven Yearsley - Chairman

**2. Adoption of the Agenda**

**3. Consent Agenda **Approved****

**A. Approval of Minutes for April 2, 2015 Planning and Zoning Commission Meeting**

**B. Findings of Fact and Conclusions of Law for Approval: CUP 15-005 Sonic Drive-In at Paramount by Ken Lenz Located 4936 N. Linder Road Request: Conditional Use Permit Approval for a Drive-Thru Establishment in a C-G Zoning District Within 300 Feet of Another Drive-Thru Facility and Existing Residences**

**C. Findings of Fact and Conclusions of Law for Approval: CUP 15-004 Meridian Martial Arts by Heather Neitzell Located 535 N. Locust Grove Road Request: Conditional Use Permit Approval to Operate an indoor Recreation Facility in an I-L Zoning District**

**4. Action Items**

**A. Continued Public Hearing from April 2, 2015: CUP 15-001 Franklin Mini-Storage by Osborne Enterprises Located 1975 E. Franklin Road Request: Conditional Use Permit for a Self-Service Facility in a C-G Zoning District **Approved****

**B. Continued Public Hearing from April 2, 2015: RZ 15-004 Verona East Subdivision by Primeland Investment Group, LLC Located East of N. Ten Mile Road and North of W. McMillan Road Request: Rezone of 0.67 Acres of Land from the L-O**

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All materials presented at public meetings shall become property of the City of Meridian.  
Anyone desiring accommodation for disabilities related to documents and/or hearing,  
please contact the City Clerk's Office at 888-4433 at least 48 hours prior to the public meeting.

**Zoning District to the R-8 Zoning District **Recommend Approval to City Council****

- C. **Continued Public Hearing from April, 2015: PFP 15-001 Verona East Subdivision by Primeland Investment Group, LLC Located East of N. Ten Mile Road and North of W. McMillan Road Request: Preliminary / Final Plat Consisting of Four (4) Single Family Residential Lots and Two (2) Common Lots on Approximately 0.62 Acres in a Proposed R-8 Zoning District **Recommend Approval to City Council****
  - D. **Public Hearing: AZ 15-002 Decatur Estates by 4345 Linder Road, LLC Located at 4345 N. Linder Road Request: Annexation and Zoning of 39.76 Acres of Land with an R-4 Zoning District **Recommend Approval to City Council****
  - E. **Public Hearing: PP 15-004 Decatur Estates by 4345 Linder Road, LLC Located at 4345 N. Linder Road Request: Preliminary Plat Approval Consisting of Ninety-Nine (99) Building Lots and Twelve (12) Common Lots on 39.76 Acres of Land in the R-4 Zoning District **Recommend Approval to City Council****
  - F. **Public Hearing: RZ 15-005 Hamelin Village Subdivision by B&S Investments, LLC Located 603 W. Pine Avenue Request: Rezone 0.50 Acres from the R-15 Zoning District to the R-40 Zoning District **Recommend Approval to City Council with Modifications****
  - G. **Public Hearing: PFP 15-002 Hamelin Village Subdivision by B&S Investments, LLC Located 603 W. Pine Avenue Request: Combined Preliminary/Final Plat Approval Consisting of Two (2) Multi-Family Residential Lots and One (1) Common Lot on Approximately 0.45 Acres in the Proposed R-40 Zoning District **Recommend Approval to City Council with Modifications****
  - H. **Public Hearing: CUP 15-006 Hamelin Village Subdivision by B&S Investments, LLC Located 603 W. Pine Avenue Request: Conditional Use Permit Approval for a Multi-Family Development Consisting of Eight (8) Dwelling Units (Two (2) Four-Plex Structures) on Approximately 0.45 Acres in a Proposed R-40 Zoning District **Recommend Approval to City Council with Modifications****
5. **Other Items **None****

**Adjourned at 7:41 PM**