



## CITY ZONING COMMISSION AGENDA

**(NOTE LOCATION CHANGE)**

510 North Broadway, 4<sup>th</sup> Floor Lg. Conference Room at  
the Parmly Billings Library

**July 6, 2010 4:30 P.M.**

### **NOTICE TO THE PUBLIC**

#### **Public Comment:**

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

- I. **Call the meeting to order.**
- II. **Introduction of City Zoning Commission Members and Planning Department Staff.**
- III. **Public Comment**
- IV. **Approval of Minutes:**  
The minutes of the Board meeting of June 1, 2010
- V. **Disclosure of any Conflict of Interest-Members of the Commission and Staff**
- VI. **Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff**
  - a. **The Exparte Communication Binder is available at the Sign-In and Agenda Station.**
- VII. **Regular Business:**
  - A. Opening of public hearings.
  - B. Reading of rules for the procedure by which the public hearings will be conducted.
  - C. Reading of notices of the public hearings on the following items:

#### **Public Hearings:**

**Item #1: City Special Review #882 – 1313 Grand Ave - Suite 11** – A special review request to allow an all beverage liquor license with gaming in a Community Commercial (CC) zone on Lots 2A, 3-23, 24A & 25-47, Block 1 Evergreen Subdivision, in Unit A, Suite 11 (2,100 sf) a 4.14 acre parcel of land. The applicant has requested a waiver of the 600 foot separation distance required from a school (Lewis & Clark Middle School) south of Grand Avenue. Tax ID #A29551 Evergreen Midtown Plaza, LLC, owner and Bob Pulley and Rob Veltkamp, agents.

**City Special Review #883 – 40 10<sup>th</sup> St West & 1008 St John’s Ave – Bethlehem Lutheran Church** – A special review request to increase the floor area of an existing church more than 10% of the original floor area in a Residential 6,000 (R-60) zone on Lots 8-11, Block 1 Dahl Subdivision, a 32,810 square foot parcel of land. Bethlehem Lutheran Church, owner and Eric Thorson and Schutz Foss Architects, agents.

The City Council has designated **Monday, July 26, 2010**, at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the above-mentioned item. Before taking any action on an application for a **special review use**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a special review use other than the one advertised. The City Council shall take one of the following actions on these Special Review requests: 1) approve the application; 2) conditionally approve the application; 3) deny the application; 4) allow withdrawal of the application; or 5) delay the application for a period not to exceed thirty (30) days.

The Council will hear all persons wishing to speak relative to the proposed special review uses.

**VIII. Other Business**

**IX. Announcements**

**X. Adjournment**