

**CITY OF CLARKSTON**  
**PLANNING COMMISSION MINUTES**  
**September 29, 2014**

**CALL TO ORDER:** 6:00 P.M., Clarkston City Hall, Chair Murray  
**ROLL CALL:** Bob Gilbertson, Jim Merrill, Margo McCroskey, Jim Braddock, John Murray  
Staff: Jim Martin

**APPROVAL OF MINUTES:**

Minutes of the September 15, 2014 meeting were approved 5 to 0 on a motion by GILBERTSON/MCCROSKEY.  
Motion carried.

**REGULAR BUSINESS:** Discussion and Recommendation on Zone Change Application No. 2014-02.

PWD Martin reminded the Commission that the public hearing for the action was held previously and the purpose of the meeting was for the Commission to pose questions from the public hearing to the representative of the applicant. Chairman Murray invited the applicant to the podium to describe the need for the zone change. Chairman Murray explained that the Commission's decision was tabled due to lack of applicant representation and the Commission wanted to get answers for the questions raised during the public hearing prior to considering a decision on the zone change. There were concerns raised about lighting, noise, traffic and parking. Chairman Murray encouraged Mr. Mills to read the minutes of the hearing. Darrell D. Mills Jr. representing Thunderjet boats explained that the need for the zone change was due to them running out of capacity for their manufacturing. They anticipate building a structure that may take up to one half of the property available. Paving would be included in the improvements. They would have room for loading and unloading of product and additional parking for employees. The new structure would not be used for the metal work that currently takes place in the north portion of their facility but rather assembly and finish work. Chairman Murray questioned anticipated ingress and egress for the new area. Mr. Mills explained that they planned on using the 14<sup>th</sup> Street access they currently use. Loading and unloading of larger items would take place in its' current location with no impact on Poplar Street. Commissioner Gilbertson pointed out noise concerns with the business as early as 5 AM. Mr. Mills explained that there could be possible noise from the open doors in the welding area at that hour and hoped that the addition of the new structure would help block that noise. All the cutting, bending and welding would take place in the original facility to the north. The new building would be used for welding, assembly and installation and would be a separate building. It would be too much trouble to try to join the new building to the original facility. Commission Merrill asked about the proposed privacy wall that was mentioned in the application and where it might be located. Mr. Mills explained that it would make the most sense to place it on the easterly portion of the project to separate the residential uses from commercial. That would help with noise and lights from vehicles that may be a nuisance. Lighting problems and solutions were discussed with Mr. Mills willing to make adjustments to the situation. Commissioner Gilbertson raised the concern of traffic VS school students in the area. Mr. Mills explained that the traffic situation in the area is usually addressed in their monthly safety meetings as he understands the concerns. Following the discussion, a motion for taking the vote off the table made by MCCROSKEY / BRADDOCK motion carried to move forward with the vote for application #2014-02. MCCROSKEY / BRADDOCK moved and seconded the new motion to approve the application. Motion carried unanimously.

**UNFINISHED BUSINESS:** No business...

**COMMUNICATIONS:**

- A. From Public, N/A
- B. Written, N/A
- C. From Planning Commission, Chairman Murray commented that our new business on 6<sup>th</sup> Street appears to be a nice addition to our City.
- D. Staff Reports, PWD Martin explained that it would be preferable to conduct the next meeting Oct. 6<sup>th</sup>, 2014 for the possible adoption of the finding of fact for this zone change.

**ADJOURNMENT:**

Meeting adjourned at 6:20 p.m. MERRILL/GILBERTSON with 5-0 vote to adjourn.

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John Murray, Chair