

**McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION  
OCTOBER 27, 2011 MEETING AGENDA  
McKenzie City Hall @ 4:30 PM**

- I. Call to Order/Establishment of a Quorum**
- II. Approval of October Agenda**
- III. Reading and Approval of the September 22, 2011 Minutes**
- IV. Old Business**
  - A. Discussion on USA Presbyterian proposal
  - B. Discussion on possible rezoning of properties on Stonewall and Walnut Streets
  - C. Discussion on proposal to revise the allowance of apartments in the B-3 (Central Business) District
  - D. Any other properly presented old business
- V. New Business**
  - A. Discussion with Steve Prosser about ongoing Bethel University projects
  - B. Any other properly presented new business
- VI. Other Business**
  - A. Agenda and Regular Meeting Schedule Dates and any other properly presented other business
- VII. Adjournment**

## MEMORANDUM

TO: McKenzie Municipal / Regional Planning Commission  
FROM: Donny Bunton, Community Planner  
DATE: October 21, 2011  
SUBJECT: STAFF PLANNER'S REPORT ON AGENDA ITEMS

- I. Call to Order/Establishment of a Quorum
- II. Approval of September Agenda
- III. Reading and Approval of the August 25, 2011 Minutes
- IV. Old Business

- A. Discussion on USA Presbyterian proposal

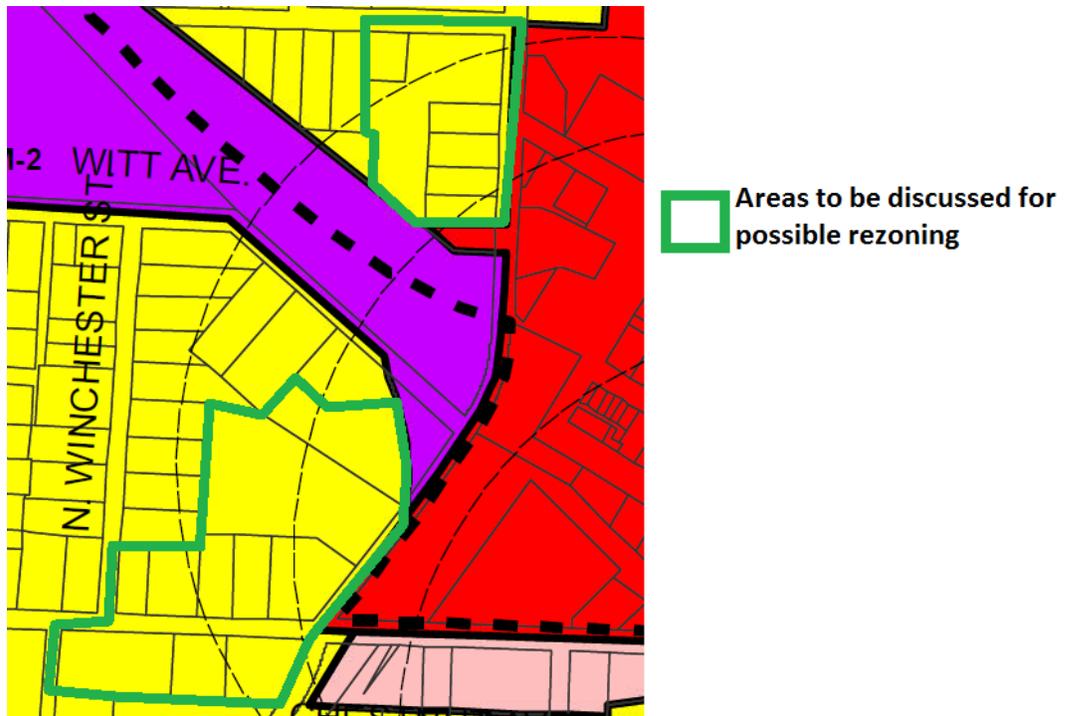
The USA Presbyterian Church at 647 Stonewall Street is proposing to build a new parking lot. A site plan is required for this proposal, but has not yet been submitted. An update on this situation will be given by Building Inspector Wheelock.

- B. Discussion on possible rezoning of properties on Stonewall and Walnut Streets

Background

The staff planner was recently asked to look into the feasibility of rezoning sixteen (16) properties on Stonewall and Walnut Streets from R-2 (Medium Density Residential) to either B-2 (Highway Business) or B-3 (Central Business). The breakdown of the existing land uses of the properties is as follows:

Religious – 3  
Single Family Dwellings – 8  
Utilities – 3  
Office - 1  
Vacant -1



Analysis

While this area would appear to have some potential for commercial growth, given its close proximity to existing B-2 and B-3 zoning districts, the predominance of single-family dwellings is a strong indicator that it should remain zoned for residential purposes. Since the utilities uses and the religious uses are permitted in either commercially or residentially zoned areas, a rezoning of this area would have no effect on those properties. Furthermore, since there is only one commercial land use in this area, it would seem premature to designate its entirety for commercial use.

**C. Discussion on proposal to revise the allowance of apartments in the B-3 (Central Business) District**

The staff planner will present a proposal to revise the allowance of apartments in the B-3 district. Currently, apartments are allowed as permitted uses, but not on any first floor. The new proposal would allow apartments on a first floor, if a rear entrance was to be utilized, as well as, on a second or third floor. Another change would be that the use would be a special exception, instead of a permitted use.

**D. Any other properly presented old business**

**V. New Business**

**A. Discussion with Steve Prosser about ongoing Bethel University projects**

Mr. Prosser will be on hand to discuss with the Planning Commission the following topics:

- The construction entrance to Bethel University on Stonewall Street
- The curb and guttering to the construction entrance on Stonewall Street
- Property on Cherry Avenue that could potentially be used as an access point to Bethel University.

**B. Any other properly presented new business**

**VI. Other Business**

**A. Agenda and Regular Meeting Schedule Dates and any other properly presented other business**

**VII. Adjournment**