

CITY OF ST. JOHNS
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

February 24, 2022

The regular Planning & Zoning Commission meeting was duly posted. Chairman Ken Flygare called the meeting to order at approximately 6:34 p.m. in the City of St. Johns Council Chambers.

ROLL CALL: Chairman Ken Flygare, Vice Chairman Rob Hinds, Commissioner Preston Raban, Commissioner Ron Cisco, and Councilman Joe Greene.

STAFF PRESENT: Community Development Director Chris Chiesl, and City Clerk Cindy Lee.

OTHERS PRESENT: Chris Pulsipher

PUBLIC COMMENT

- Ken Flygare asked about the St. Johns Estates. Poco's is an established subdivision. Rob Hinds commented that St. Johns Estates is currently on hold. They will have to submit a Plan & Review to the City.

REGULAR AGENDA

1. **Consider approval of the January 27, 2022 Planning & Zoning minutes.**

MOTION

Motion was made by Commissioner Preston Raban to approve the Planning & Zoning minutes. Motion was second by Commissioner Ron Cisco.

Motion passed 4-0 with Chairman Flygare, Vice Commissioner Hinds, Commissioner Raban, and Commissioner Cisco voting in favor.

2. **Continued Discussion of General Plan & Next Step**

Community Development Director Chris Chiesl commented that City Council, by minute order, has given approval to proceed with the amendment of the 2003 General Plan. This will take a year to complete the amendment of the General Plan. We have to present the General Plan to the City Council in April 2023. Sixty days prior to presenting the General Plan to City Council we will have to have a Public Hearing.

Tonight, we are going to look at the elements of the General Plan. Each element is going to be a subcommittee. Who do we want on these committees?

The Red Elements, we have to have; Land Use – Water Sources – Open Space – Growth Area – Environment Plan – Cost of Development.

The Blue Elements, were noted in the 2003 General Plan; Current, Existing, Future, Public – Residential Development; Commercial Development; Industrial Development – Residential – Socio Econo Institutional – Noted Under Land Use in 2003 GP – Agriculture – Institutional Environment.

We can pick and choose which ones we want in the General Plan, other than the Red ones.

How do you see the City in ten years? How much do you want the community to grow?

We will need Circulation and Agriculture that are in the blue elements.

The Planning & Zoning Commission decided to make a new box that would be called “Education and Community Life.” This would include Recreation, Bicycling, and Public Buildings.

Commissioner Cisco commented that by combining these boxes, we are reducing the Committees.

Chairman Flygare commented that the easiest way to do this is to find a boilerplate and take these topics and fit them in. Snowflake’s General Plan is amazing.

Community Development Director Chiesl commented that Snowflake’s General Plan is great with all the visuals and maps. We will have to spend some money on the General Plan for maps. Please look at Snowflake’s General Plan, see how their General Plan fits into our plan.

The next step is to start getting the committees together.

Each subcommittee will have to start with training on the General Plan. Look at Snowflakes General Plan. Get familiar with it. We can use their plan as a guide.

Chairman Ken Flygare commented that we can’t tell if this community is going to double in size, or if it does, it will change the whole map in the General Plan.

We take these topics and make them easily changeable. As time goes on, we can go in and make changes if we need to. That way we can stay in focus of what reality is, rather than looking down the road in 10 years and say we want to be there. He recommends keeping the sub committees very small, so all the input is usable. The best way to simplify the General Plan is to leave room for growth, address the General Plan and get something in place and also have pictures.

Community Development Director Chiesl commented that you can amend the General Plan along the way.

Chris Chiesl will talk with City Manager Ramsey and go to Council and see what money we can use for mapping.

By the next meeting Chris Chiesl will have the elements that the Commission talked about putting together and recommends that the Commission look at Snowflake’s General Plan and use it as a model. Bring the names of people that the Commission would like to have on the subcommittees. Her recommendation was not to have more than 5-7 people on each committee.

3. City Manager/Com Dev Director Overview

City Manager was not in attendance. No review was given.

4. Council Liaison Report


Councilman Joe Greene commented that in the last City Council meeting there was a land exchange with the City out at Patterson Ponds. The Council decided that the land exchange was in the best interest of the City. Also, there was a request to abandon an easement. The Council decided that it was not in the best interest of the City to abandon the easement.

5. Future agenda items

Give names of people for the subcommittees for the General Plan.

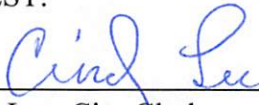
6. ADJOURNMENT

Chairman Ken Flygare adjourned the meeting at approximately 8:03 p.m.



~~Ken Flygare, Chairman~~ ~~Interim~~
Rob Hinds, Vice Chairman

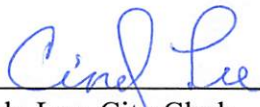
ATTEST:



Cindy Lee, City Clerk

CERTIFICATION

I hereby certify that the forgoing minutes are a true and correct copy of the minutes of the regular Planning & Zoning Commission meeting held February 24, 2022. I certify that the meeting was duly called, held, and that a quorum was present.



Cindy Lee, City Clerk

*Please note: Approved minutes are not verbatim record of what happened at the St. Johns Planning & Zoning Commission meeting, they capture a summary of the meeting as well as all action taken. A recording of the entire meeting is available upon request at the City Clerk office for three months following the meeting.