



Municipal Planning Commission

May 30, 2023 Minutes

The Municipal Planning Commission meeting was held at the Glenwood Community Hall on May 30, 2023 commencing at 6:00 PM.

In attendance: Municipal Commission Members Allred, Peterson, and Wickhorst

Official: Chief Administrative Officer Cynthia Vizzutti in attendance.

<u>Call to Order</u>	Chief Administrative Officer Vizzutti called the meeting to order at 6:00 pm and informed the Municipal Planning Commission that their first duty was to appoint a Chairperson.
<u>Appoint Chairperson</u> 2023.05.01	Moved by Brian Wickhorst that Mark Peterson be appointed as Chairman. Carried. Mark Peterson assumed the chair.
<u>Appoint Vice Chair</u> 2023.05.02	Moved by Mark Peterson that Brian Wickhorst be appointed as Vice Chairman. Carried.
<u>Agenda Adoption</u> 2023.05.03	Moved by Mark Peterson that the agenda be adopted. Carried.
<u>Application No.</u> <u>2023- DA-C001</u> Application for storage on commercial property	CAO Vizzutti read the Application of Marty Trim and the letters of concern, into the record. Marty Trim presented the following information: He owns a plumbing, heating and construction business operating in 17 cities since 1947. Sea Cans are required to store plastic piping at the back of the property. Fence will be set back 65 feet and paving stones and picnic tables will be part of the development. Alley would be his access to the site. Mr. Trim stated his company has 142 trucks and does 900 service calls everyday. He stated only 1 truck is being proposed for access to the site and he would build an office if required.

Handwritten initials: CW and WP

CAO Vizzutti reminded the MPC they can only consider the application as it is presented to them.

Attendees Lynn Bishop, Wayne Smith, Sherri Tatlow, Roger Clark, Sondra Smith, Myrna Young, Brenda MacMillian, Jocelyn Zieffle, Vernene Kutsch, Ted Shipley, spoke against the application citing traffic issues, access, non-compliance matters as it applies to the Land Use Bylaw and unsightliness.

Shalene Trim asked if there was compensation for lack of development.

Closed Session
2023.05.04

Moved by Brian Wickhorst that the Municipal Planning Commission move into Closed Session, at 6:45 p.m. under Section 197 of the Municipal Government Act, for the purpose of deliberation regarding Application No. 2023-DA-C0001. **Carried.**

Closed Session
2023.05.05

Moved by Chairman Peterson that the Municipal Planning Commission come out of Closed Session at 7:04 p.m. **Carried.**

Resolution
2023.05.06

Moved by Chairman Peterson that Application 2023-DA-C001 be denied for the following reasons:

- 1.) The Commission finds the application does not comply with the definition of Commercial – C as stated in Section 2.2 of Land Use Bylaw 192/2019 as follows:

“This district is intended to accommodate a variety of retail, service and office uses, which primarily cater to the daily needs of the residents of the Village of Glenwood”.

And further, Section 2.2.1 Use Table of Land Use Bylaw 192-2019 does not list a permitted or discretionary use for outdoor storage, in this land use designation.

Section 17.4 of Land Use Bylaw 192-2019 states:

“a land use not listed as permitted or discretionary use or not deemed a similar use, in a district is a prohibited use and shall be refused.”

- 2.) There is no primary building proposed with this development. The Commission finds no way to consider this application as an accessory use because no principle use in accordance with the Commercial – C land use district has been established on the property.

Adjournment
2023.05.07

MOVED by Chairman Peterson to adjourn the meeting at 7:07p.m.

Carried



Chairman



Cynthia Vizzutti, Chief Administrative Officer