

Planning Commission Minutes
October 26, 2015

1. ROLL CALL – Meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Jay Moore
Sean Schader
Toni Bahn
Gerry Harris, Vice Chair, presiding
Judy Horne
Bobby Wilson

ABSENT

Matt Hutcherson
Robert Mann, Chair

City Employees Present: Melissa McCarville - City Business Manager; Rick Brammall – City Inspector; Steve Tennant - City Attorney; Chris Brackett-City Engineer

2. Approval of Minutes: Minutes of Sept. 28, 2015 were unanimously approved as written.

3. Comments from Citizens: There were no comments from citizens.

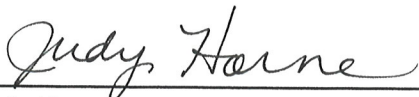
4. Public Hearing – Variance Request: Larry Bowden of Briar Rose Bakery & Deli located at 60 E. Main, requested variance from the recently added city requirement of paving any parking area.

He presented 2 drawings showing where a 15-20 space gravel parking would be and where a large gazebo would be located to the north of the parking area. He said that all this work would be done in stages and in the future the business might add a restaurant at the back of the property; further, he stated that in 5-7 years they would pave the parking lot. The commissioners then asked numerous questions trying to clarify his specific intentions regarding the development of the property.

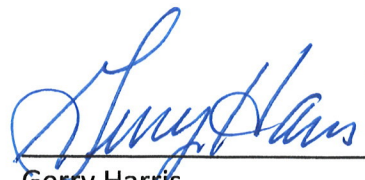
After long discussion on the pros and cons of allowing a parking surface variance and whether it would weaken the ordinance and create problems when another commercial parking variance was requested, City Engineer Chris Brackett reminded that there is a “dust-free” clause in the ordinance and that means pave with asphalt or concrete.

Vice Chair Harris called for question. The Commission voted 5-0 to deny the variance request.

5. Adjournment: Having no further business, Bobby Wilson moved to adjourn, seconded by Sean Schader and passed unanimously.



Judy Horne
Secretary, Planning Commission



Gerry Harris
Vice-Chair, Planning Commission