

Planning Commission Minutes
March 26, 2018

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

PRESENT

Jay Moore
Gerry Harris
Bobby Wilson
Robert Mann, Chair
Judy Horne
Matt Hutcherson
Toni Bahn

ABSENT

Howard Carter

City Employees Present: Melissa McCarville, City Business Manager; Rick Bramall, City Inspector; Steve Tennant, City Attorney; Chris Brackett, City Engineer

2. **Approval of Minutes:** February 26, 2018 Minutes were approved as written.
3. **Comments from Citizens:** No comments from citizens.

PUBLIC HEARING

4A. Rezoning Request for 133 E. Neal St. from R-1 to MF- 1, presented by Jerry Coyle:

Jerry Coyle was present to discuss the request. It is proposed to place a duplex on the property.

Comments from the City:

Rick Bramall said that the property meets all requirements for building a duplex and being rezoned. Steve stated that after researching he was not able to find any restrictive covenants for the subdivision. Matt Hutcherson asked if they could build a duplex because of the lot size. Rick Bramall explained that it will indeed fit in the lot. He further explained that the setback requirements would be met. Judy Horne expressed her concerns for the space as well as the location of where the duplex would be built. She also asked if there would be a landscaping screen required because of how close the duplex would be to the surrounding houses. Melissa McCarville said that there would be no required landscape screen to be put into place.

Public Comment:

Janie Steele, 149 Neal St. – stated there was no covenant put into place when the subdivision was built. She would like to see the area stay as residential housing instead of multi- family.

Samantha Jerry, 132 Neal St. – she is concerned about the traffic flow into the area. The new light that was placed at the four way stop has caused people to try to cut through their neighborhood. This is a safety issue. There have been 2-5 vehicles added to every one vehicle that usually comes through. The duplexes have caused a delay in couples coming to buy the existing ranch style homes.

Steve Williams, 140 Neal St. – that neighborhood is all family homes. He was concerned that if they put one duplex in that area that it would not stop there. He doesn't want that view. He has lived there all his life and he just doesn't want to see the subdivision become part of a duplex area.

Jeff Thomas, 148 Neal St. – he is concerned about the property values decreasing and safety issues due to traffic influx due to population increase.

Comments from the City:

Steve Tennant provided clarification for what MF-1 zoning requires.

Robert Mann called the question to approve the rezone request for 133 E. Neal St. from R-1 to MF-1. Upon roll call, no's were, Jay Moore, Matt Hutcherson, Toni Bahn, Gerry Harris, Judy Horne and Bobby Wilson; absent, Howard Carter.

4B. Variance request for Lot 6 Holland Crossing Commercial subdivision- variance of the requirement to process a large scale development application, presented by Jesse Fulcher:

Jesse Fulcher from Rausch Coleman presented on the variance request for Lot 6 Holland Crossing. This lot is 10,000 sq. ft. lot. This has been mainly used as a storage unit for 10 years. The reason for the request stemmed from a recent tractor that was stolen out of the lot. They are requested this to get everything put up and out of sight so that doesn't happen again. This area is already developed, follows large scale development requirements and there will be little to no impact on traffic. It has appropriate landscaping. They would just need the site plan reviewed and approved.

Comments by the City:

Steve Tennant asked what the current building is. It is a storage yard that is already zoned commercial. Melissa McCarville brought it to everyone's attention about drainage. It was suggested that they waive the requirement for large scale but then require a drainage plan. Chris Brackett stated that after all the requirements they should just go through large scale development. Jay Moore agreed that they should go through large scale development process.

Public Comment: No public comment.

Jerry Coyle made the comment that he believes this should be determined as a case by case basis. There are two different opinions. If they have to do all these improvements that are required by the large scale the expense goes up which is not what he wants.

Robert Mann called the question to approve the variance request for Lot 6 Holland Crossing Commercial subdivision. Upon roll call, no's were, Jay Moore, Matt Hutcherson, Toni Bahn, Gerry Harris, Judy Horne and Bobby Wilson; absent, Howard Carter.

5. Set Public Hearing for cell tower ordinance:

Steve Tennant opened the discussion about the landscaping around the perimeter of the structure. He stated that he would like to see a landscape screen around the base of the structure rather than

landscape around the base. There were questions from the Planning Commission, the City staff as well as the public as to when it would be required to do the landscaping. Juliette Richie addressed the questions with the conditional use permit process. This would allow evaluating the compatibility for the landscaping requirements. The screening would become a recommendation for this structure.

More questions were asked about the paving which are addressed by the Conditional Use Permit requirements. This will be included in the site plan which is submitted with the application process. Jay Moore addressed a concern for a possible lawsuit against the City and the Planning Commission for not having it clearly stated to determine if this is required. Melissa McCarville addressed that the paving ordinance might come into effect because of parking within the site.

Tom Kicklak stated that the cell tower Conditional Use permit has to address all the issues. This would trigger building permits as well as any ordinances. He asked Rick if this would go through large scale. Rick replied R-2 would go through large scale but R-0 would not trigger large scale requirements.

Public comment:

Jill Toering, 306 Claybrook- Cell tower is in a visible area. This will cause limited area to grow and also will ruin the property values.

Jay Moore made a motion to accept the ordinance as amended by Steve Tennant and Juliette Richie. Gerry Harris seconded the motion.

Robert Mann called the question to approve the Cell Tower Ordinance. Upon roll call, ayes were, Jay Moore, Matt Hutcherson, Toni Bahn, Gerry Harris, and Bobby Wilson; the no's, Judy Horne; absent, Howard Carter.

Small wireless cell tower had no changes and was passed with a unanimous yes.

6. Adjournment: Having no further business, meeting was adjourned.



Judy Horne - Secretary



Robert Mann - Chair