

Planning Commission Minutes January 24, 2022 at 6 PM

1. ROLL CALL – Meeting which was available in person and with Zoom on-line service due to Corona Virus pandemic, was called to order by Vice-Chairman Gerry Harris. A quorum was present.

PRESENT

Chad Ball
Gerry Harris, Vice Chair
Judy Horne
Keith Macedo
Jay Moore
Howard Carter
Bobby Wilson

ABSENT

Robert Mann, Chair

City Employees Present: Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Mayor Ernie Penn; Fire Chief, Bill Hellard

2. Approval of Minutes: December 28, 2021 meeting minutes were approved as written.

3. Comments from Citizens:

Mike Thompson with Pedal Pops asked the Commission about buying property for a proposed vendor parking lot. He only has 10-11 parking spots at Pedal Pops. He wants additional space for food truck vendors to park, while preserving customer parking adjacent to his business. The proposed property sits behind Onion Creek and it is partially in the flood plain. The property is currently zoned residential and it would have to be rezoned in order to do this. If he could extend the parking area from behind Onion Creek and those other businesses it could benefit those businesses too. It was suggested that it be placed on the February agenda present a concept drawing.

Public Hearings:

Vice-Chairman Harris determined which agenda items had the most citizens' interest. It was moved to change the order of agenda items, taking 4B. first to clear the room faster. Motion was seconded and passed unanimously.

4B. Rezoning- from R-1 to C-2 for property located at 12425 Bethel Blacktop owned by Matthew Goff as presented by Joseph Odima:

Joseph Odima was present to discuss the request. There is currently a residential building on the property that needs to be demolished. The surrounding properties are mostly commercial. A large commercial building can't be put there because it will need septic. Melissa read her memo stating that she recommends commercial use.

Public Comment: None.

Jay Moore made a motion to approve the rezoning with a second from Keith Macedo.

Vice- Chairman, Gerry Harris called for question to rezone the property from R-1 to C-2 and upon roll call vote motion passed unanimously.

4A. Review the proposed sidewalk ordinance:

This Ordinance has not had any changes since the Commission last reviewed it. The Commissioners stated that they wanted to see changes to the right-of-way dedication to reflect to the furthest point which would be within 6 inches. The ordinance number will be changed when presented to Council. Jay Moore made a motion to pass the ordinance on to the City Council for approval. It was seconded by Chad Ball.

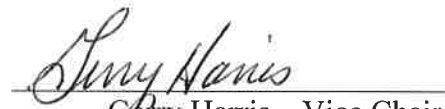
Upon roll call, the motion passed unanimously.

There were several things that were discussed that will be reviewed in a work session meeting. Chris Brackett stated he would like to review the street standards and start bringing them up to date for future projects. Other work items will be: zoning, setbacks, adding an additional zoning classification between RE-2 and R-1. Multi-family has another moratorium for 6 more months.

Adjournment: Having no further business, the on-line/in-person Planning Commission meeting was adjourned at 6:30 PM.



Judy Horne - Secretary



Gerry Harris – Vice Chair