

PLANNING COMMISSION MINUTES

JULY 28, 2014

1. ROLL CALL

PRESENT

Judy Horne
Bobby Wilson
Matt Hutcherson
Toni Bahn
Gerry Harris
Josh Clary
Robert Mann

ABSENT

Sean Schader

2. Approval of minutes dated June 23, 2014 was approved by 6 to 2. Toni Bahn abstained because she was not in attendance. Robert Mann did not vote as he is chairman.
3. Comments from Citizens: NONE
4. Unfinished Business was tabled until end of meeting.
5. PUBLIC HEARINGS

A. Rezoning Request (from R-1 to R-O) 403 S. Hunter.

Keith Marrs presented: Potential buyer wants to put Abram Pest Control; Emery Ferguson-owner-answered Judy Horne's question regarding onsite storage of chemicals. No onsite chemicals will be stored. He said trucks will be loaded and taken home at night. The refill location is in Springdale. He said this is mostly a call center, with 4 employees.

The resident at 401 S. Hunter, Troy Schader, stated his concern is driveway/traffic. Question from Commission-Will anyone live there? A: No. After 5/6 pm no one will be there.

Judy Horne suggested Commissioners look at land use plan for that area. Steve Tennant pointed out must consider permitted use.

REZONING REQUEST: It passed 4-2 with Horne & Harris voting No. This was passed on to City Council.

- B. Ordinance Implementing Design Standards: Each unit will have one garage with a pad for two other vehicles to be parked off the street.
Steve Tennant gave his report on the ordinance. Robert opened it up for public comment: There was none. Approved adding parking verbiage and external illumination for signs. It was passed 6-0 and sent to City Council.

NEW BUSINESS:

- A. Variance Request – 10 foot rear setback variance (from 25' to 15') for property Located at 125 Terry owned by Scott Houston. He wants to put a slab down with a shop on it in backyard. Rick Bramall said makes sense, works for him and will be looked at when they get permit for building. Steve asked about covenants for subdivision. Property owner said subdivision is extremely old and within same street there are other large buildings that exist. Robert opened floor for public comment- None-floor closed. The Variance was passed by 6-0 subject to review of covenants by Steve Tennant.

- B. Variance Request- 10 foot side setback variance (from 10' to 0') for property located at 114 Lark Lane owned by Angel and Monica Hernandez. City received a call re: this. Visited with resident when found no files of permit were found. This is over 200 feet and connects to house also. Rick suggests not approving because it could be a fire issue/close proximity to neighbor. Rick said if neighbor did same their houses would touch. Retired Fireman, Mr. Shannon has concerns regarding firemen reaching back of house. The Commission voted and it failed to pass. 6-0 against passing.

4. Unfinished Business: Rezoning request: Kerry Pitts requesting Southwinds Dr. rezoning from R-0/R-2 to MF-2. Chairman Mann advised that they were only discussing zoning, not specifics of building. A vote was taken and it passed with Horne and Hutcherson voting NO. It passed 4-2 and sent to City Council.


Secretary, Planning Commission


Chairman, Planning Commission

