

PUBLIC HEARING

June 3, 2013

The June 3, 2013 Public Hearing was called to order at 6:30 p.m. in Council Chambers by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Sara Lou Binau, Evie Hall-Case, and Nancy Johnson. Jordan Treadway was absent.

Others present included: Kenneth McMillan, Zoning Inspector; Don Stephans; Loren Schoenberger; Jon Hathaway; Mike Morral; Gary Ward; Layne Binkley; and Sarah Bennett, Clerk.

The purpose of this meeting was to allow public input on a request to rezone a 2.651 acre portion of Lot 7 of Highland Acres Subdivision No. 8 as owned by Upper United Development Corporation from Residential 3 (R3) to General Manufacturing (GM).

Mr. Don Stephans indicated that the proposed area is currently undeveloped and the proposed zoning of General Manufacturing for this property would match the zoning of Highland Acres Subdivision No. 6, specifically adjoining Lots 14 and 15 which are owned by MC Diversified, Limited. MC Diversified, Limited is proposing to use the area under consideration for retention pond(s) and parking. The availability of additional parking would enhance the ability of MC Diversified, Limited to develop Lots 14 and 15.

Mr. McMillan indicated that he has discussed the proposed use of this lot with Mr. Lenny Clouse and Mr. Clouse indicated that he has no problem with the property having a deed restriction for a retention pond(s) and parking only.

Mr. Hathaway inquired as to if problems with mosquitoes and odors as a result of the retention pond could be experienced in the area. It was noted that the retention pond should only hold water during heavy rains, otherwise it should stand empty.

There being no further business, the Chairman declared the hearing adjourned.

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Sarah J. Bennett, Clerk

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Scott Washburn, Chairman

PLANNING COMMISSION

June 3, 2013

The June 3, 2013 Planning Commission meeting was called to order at 6:45 p.m. in Council Chambers by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Sara Lou Binau, Evie Hall-Case, and Nancy Johnson. Jordan Treadway was absent.

Others present included: Kenneth McMillan, Zoning Inspector; Layne Binkley; and Sarah Bennett, Clerk.

Discussion was again held concerning the zoning amendment information reviewed at the Public Hearing held prior to this meeting.

A motion was made by Mrs. Johnson, seconded by Mrs. Hall-Case, to recommend to City Council to rezone a 2.651 acre portion of Lot 7 of Highland Acres Subdivision No. 8 from Residential 3 (R3) to General Manufacturing (GM). Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan presented a request from Mrs. Terry Baker to purchase from Mr. Wess Harr a .013 acre parcel of land, being a 4' x 140' strip, and located adjacent and to the south of her Mike's Dairy Bar business located at 129 North Warpole Street. It was noted that the property will be used to widen her existing drive-thru lane. Mr. McMillan indicated that the property will be considered a separate parcel of land and the City's zoning regulations require the parcel to be at least 50' in width, therefore requiring variance.

A motion was made by Mrs. Binau, seconded by Mrs. Johnson, to have Mrs. Terry Baker apply for a variance with the Board of Zoning Appeals for the 4' x 140' strip of land that will attach to the south of her property. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

A motion was made by Mr. Washburn, seconded by Mrs. Johnson, to approve the lot split request from Ms. Terry Baker, Mike's Dairy Bar, pending approval of her variance by the Board of Zoning Appeals. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan reported that as a result of a discussion at the April 1, 2013 Planning Commission meeting he contacted the Health Department and asked them to look at the property located at 428 West Finley Street due to the amount of trash and junk located on the property. It was noted that the property has somewhat been cleaned up since the Health Department was contacted.

There being no further business, the Chairman declared the meeting adjourned.

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Sarah J. Bennett, Clerk

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Scott Washburn, Chairman