

PLANNING COMMISSION

January 4, 2016

The January 4, 2016 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, Nancy Johnson, and Jordan Treadway. Bob Blocksom was absent.

Others present included: Dave Westbrook, Zoning Inspector; Albert Brodman; Heather Brodman; Nick Hershberger; Chad Bruner; and Sarah Bennett, Clerk.

The minutes of the November 2, 2015 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members reviewed a request from Albert and Heather Brodman for the construction of a 30' x 40' detached garage to stand 19' in height on their property located at 302 Raybestos Drive. It was noted that the City's zoning regulations require that an accessory building not exceed 14' in height in a residential district, therefore requiring a variance for this request.

A motion was made by Mrs. Treadway, seconded by Mrs. Johnson, to have Albert and Heather Brodman apply for a variance with the Board of Zoning Appeals for their detached garage request. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Nick Hershberger and Chad Bruner, representing Love's Travel Mart, presented and reviewed with Planning Commission members a site plan for their proposed location at the southeast corner of US 23/30 and North Warpole Street. It was noted that construction on the site is planned for spring 2016. It was noted that the fence surrounding the property will need to be approved by the Planning Commission. The representatives indicated that plans and an application for the fence will be submitted to the Zoning Inspector in the near future.

A motion was made by Mrs. Treadway, seconded by Mrs. Binau, to approve the Love's Travel Mart site plan as presented. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Laura Graham to split one lot into four lots located at 401 North Warpole Street. It was noted that the lots meet the City's minimum lot size requirements.

A motion was made by Mr. Washburn, seconded by Mrs. Binau, to approve the lot split request from Laura Graham for the property located at 401 North Warpole Street, as presented. Upon Roll Call, all members voted as follows:

Mr. Washburn	-	Yes
Mrs. Binau	-	Yes
Mrs. Johnson	-	Abstain
Mrs. Treadway	-	Yes

The Chairman declared the motion carried by a 3-0-1 vote.

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

Sarah J. Bennett, Clerk

Scott Washburn, Mayor