

PLANNING COMMISSION

July 2, 2018

The July 2, 2018 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, Marc Mays, Sara Lou Binau, Nancy Johnson, and Jordan Treadway.

Others present included: Dave Westbrook, Zoning Inspector; John Walker; Simon Treadway; Thomas Treadway; Georgia Treadway; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the June 4, 2018 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members reviewed a lot split request from Attorney Kathryn Collins for Lot #16 located at the northwest corner of Commerce Way and CH 50. The proposed lot split would address a 1.037 acre tract of land, with a portion of this land located to the northwest, where a billboard is currently located, and a portion of this land located to southeast to be transferred to the McCarthy Corporation from Monsoon USA, Inc. and the remainder of the tract to be retained by the McCarthy Corporation to allow for access to the billboards on this property. Mr. Westbrook indicated that he consulted with Mr. Mark Ellis, Law Director, and it was determined that the frontage and lot size of this parcel meets the City's regulations. The McCarthy Corporation would also like to split a 0.827 parcel on this lot and transfer this land to Monsoon USA, Inc. for potential commercial expansion.

A motion was made by Mrs. Treadway, seconded by Mrs. Brown, to approve the lot split requests between the McCarthy Corporation and Monsoon USA, Inc. as presented. Upon Roll Call, all members voted as follows:

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

The Chairman declared the motion carried by a 4-0-1 vote.

Planning Commission members reviewed a request from Mr. Tom Myers for the construction of ten (10) additional single-family units as part of Hunter Ridge Phase II to be located on the east side of the 600 block of Pleasant View Street. It was noted that these units will each be 1150 to 1400 square feet with attached garages. Mr. Westbrook indicated that the City's zoning regulations require 20' of frontage per unit and this property only has 128' of frontage, therefore a variance is required.

A motion was made by Mrs. Binau, seconded by Mr. Mays, to have Mr. Myers apply for a variance with the Board of Zoning Appeals for his request as presented. Upon Roll Call, all members voted as follows:

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

The Chairman declared the motion carried by a 4-0-1 vote.

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