

PLANNING COMMISSION

December 3, 2018

The December 3, 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; and Sarah Bennett, Clerk.

The minutes of the November 5, 2018 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members reviewed lot split requests submitted by Mr. James Shull, on behalf of owners Mary Jane Riley, Myron A. Rife, Jr., and Teresa K Price, for property located on the south side of High Street. The approximate 4.658 acres would be split into five (5) lots, from east to west, consisting of:

- Tract 1 – 1.209 acres – fronting on High Street and being 217.71’ wide on the north side and 216.14’ wide on the south side x 242.71’ deep on the east and west sides
- Tract 2 – 1.209 acres – fronting on High Street and being 217.71’ wide on the north side and 216.14’ wide on the south side x 242.71’ deep on the east side and 242.73’ deep on the west side
- Tract 3 – 1.209 acres – fronting on High Street and being 217.71’ wide on the north side and 216.13’ wide on the south side x 242.73 deep on the east side and 242.76’ deep on the west side
- Tract 4 – .076 acre – fronting on High Street and being 20’ wide on the north and south sides x 165’ deep on the east and west sides; with this lot to be transferred to the existing Parcel C located adjacent and to the west
- Tract 5 – .955 acre – fronting on Marseilles Avenue and being 77.76’ feet wide on the west and east sides x 515’ deep on the north side and 535’ deep on the south side

Mr. Westbrook indicated that these lots meet all City lot size requirements.

A motion was made by Mrs. Binau, seconded by Mr. Mays, to approve the lot split requests for property owned by Mary Jane Riley, Myron A. Rife, Jr., and Teresa K Price and located on the south side of High Street. Upon Roll Call, all members voted as follows:

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

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

Mr. Mays presented proposed changes to the zoning regulations for discussion and input from the Planning Commission. Revisions to the following zoning sections and topics, which were reviewed by the sub-committee, were discussed:

- 1125 Minimum Lot Area
- Permit Fees – residential and commercial
- 1132.01 Swimming Pools
- Survey requirements for all new construction and all variances pertaining to lot setbacks

It was requested that the complete current fee schedule be presented for review by the Planning Commission.

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