

PLANNING COMMISSION

April 1, 2019

The April 1, 2019 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, and Sara Lou Binau. Jordan Treadway and Nancy Johnson were absent.

Others present included: Dave Westbrook, Zoning Inspector; Don Stephan, Upper United Development; and Sarah Bennett, Clerk.

The minutes of the March 4, 2019 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members reviewed a request from McGuire Automotive, 215 Commerce Way, to install a 6' high chain link fence with vinyl slats along the rear of their property. It was noted that McGuire Automotive has an existing fence located adjacent to their building that faces the front of their property, and existing fencing also along both sides of their property. They would also like to install the vinyl slats in the existing fencing for privacy purposes. Pursuant to Section 1133.04(e), the Planning Commission shall review and approve any application to install fences in Manufacturing Districts. Mr. Westbrook indicated that the fence complies with the City's zoning regulations.

A motion was made by Mr. Washburn, seconded by Mr. Mays, to approve the request from McGuire Automotive, 215 Commerce Way, for the installation of a 6' high chain link fence including adding vinyl slats to the new fence and the existing fence. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Mr. Don Stephan, representing Upper United Development, addressed the Planning Commission concerning information the Planning Commission members received regarding the replat of Highland Acres #9. Mr. Stephan indicated that the replat involves combining some of the smaller lots that are currently for sale and making them into larger lots. The replat would eliminate approximately four lots from the original plat.

A motion was made by Mr. Mays, seconded by Mrs. Binau, to approve the replat of Highland Acres #9, as presented. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from James and Kim Webb, 306 Raybestos Drive, for the construction of a 32' x 40' detached accessory building to be located in their rear yard and stand 18'2" in height. It was noted that pursuant to the City's zoning regulations, an accessory building may not exceed 14' in height, therefore a variance for this request is necessary.

A motion was made by Mrs. Binau, seconded by Mr. Mays, to have James and Kim Webb apply for a variance with the Board of Zoning Appeals for their accessory building. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

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