

PUBLIC HEARING

August 5, 2013

The August 5, 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, Nancy Johnson, and Jordan Treadway.

Others present included: Kenneth McMillan, Zoning Inspector; Kimberly Davis; Nancy Bower; Don Bower; Doris Solacoff; Chad Smith; and Sarah Bennett, Clerk.

The purpose of this public hearing was to allow public input on a special use permit request filed by Ms. Kimberly Davis to utilize one room of the home located at 445 North Third Street for her massage therapy business.

Mrs. Nancy Bower, 457 North Third Street, requested the special use permit be denied due to the school located in the area and issues with traffic, children walking in the area with no sidewalks on either side of the street, and problems experienced in the past with the shared driveway at 445 and 451 North Third Street when the driveway was blocked and an individual drove out behind the home at 451 North Third Street, located to the north of the Bower resident, and through the Bower's side yard. Mr. Don Bower suggested City Council members look at the area with the heavy amount of traffic. Mrs. Bower indicated that she walked down the street earlier this evening and had to walk in residents yards several times to avoid cars.

Ms. Kimberly Davis indicated that she was unaware of the problem with the shared driveway and she can make sure that her customers know about children in the area. Ms. Davis indicated that she will only be scheduling one customer at a time and most of her appointments will take place in the early evening.

Planning Commission members discussed with Ms. Davis the possibility of not scheduling appointments during hours when children are being dropped off or picked up for school. Ms. Davis indicated that she is willing to cooperate with that schedule.

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

August 5, 2013

The August 5, 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, Nancy Johnson, and Jordan Treadway.

Others present included: Kenneth McMillan, Zoning Inspector; Chad Smith; Tom Shumaker; and Sarah Bennett, Clerk.

Discussion was again held concerning the special use permit request reviewed in the public hearing held prior to this meeting. It was agreed that appointments should not be scheduled during hours when children are being dropped off or picked up for school.

A motion was made by Mrs. Treadway, seconded by Mrs. Brown, to recommend to City Council to approve the special use permit filed by Ms. Kimberly Davis to utilize one room of the home located at 445 North Third Street for her massage therapy business, and restrict the hours of operation on school days only with no appointments to be scheduled before 8:30 a.m. and between the hours of 2:00 p.m. to 3:30 p.m. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed the following lot split requests:

- transfer a 0.032 acre parcel located along Front Street from Mr. Ross Niederkohr, 479 Front Street, to Mrs. Lydia Guthrie, 473 Front Street; and
- transfer a 0.032 acre parcel located along Elliott Street from Mrs. Lydia Guthrie, 473 Front Street, to Mr. Ross Niederkohr, 479 Front Street; and
- transfer a 0.101 acre parcel located along Elliott Street from Mrs. Lydia Guthrie, 473 Front Street, to Mr. Ross Niederkohr, 479 Front Street; and
- transfer a 0.534 acre parcel located along Elliott Street from Mrs. Lydia Guthrie, 473 Front Street, to Mr. Scott Pagnard, Stone Crossing Golf Club, 449 Front Street.

A motion was made by Mrs. Treadway, seconded by Mrs. Hall-Case, to approve the lot split requests as presented. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Discussion was held concerning an appointment by the Planning Commission to the newly established Community Reinvestment Area Housing Council as defined in Section 7. of Ordinance No. 139-12, as adopted by City Council on August 29, 2013. Mayor Washburn volunteered to serve on the Housing Council.

A motion was made by Mrs. Hall-Case, seconded by Mrs. Treadway, to appoint Mayor Washburn to the Community Reinvestment Area Housing Council. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Mayor Washburn reported that complaints have been received from two adjoining neighbors of Mr. Isaac Rall, 324 North Fourth Street, who was approved by the Board of Zoning Appeals to place a privacy fence in his rear yard in March 2013. These individuals are complaining that they were not personally notified of the Board of Zoning Appeals hearing.

Mrs. Johnson noted that the old brick yard property located west of the railroad tracks on West Spring Street is in poor condition and she inquired as to if anything can be done to clean it up. Mr. McMillan indicated that the property owner cannot be tracked down.

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