

PLANNING COMMISSION MINUTES

Regular Meeting

June 3, 2008

CALL TO ORDER: By Chairperson Abent at 7:00 p.m.

PRESENT: Commissioners Horton, Powers, Ranville, Robinette, Snyder, Wildern, Abent, Cuttle, Councilmember Spielmaker.

ALSO PRESENT: Fire Chief Fullerton.

ABSENT: Commissioner Siarny

APPROVAL OF MINUTES OF MAY 6, 2008: Moved by Wildern, seconded by Snyder to approve the minutes as presented. Carried. 8 Yeas. 0 Nays.

APPROVAL OF AGENDA: Moved by Snyder, seconded by Robinette to approve the agenda as presented. Carried. 8 Yeas. 0 Nays.

EARLY PUBLIC COMMENT: None.

UNFINISHED BUSINESS:

DESIGN STANDARDS COMMITTEE:

Chair Abent gave a brief update on the formation of the Design Standards committee. She has received some interest from the community.

NEW BUSINESS:

PUBLIC HEARING – REZONE REQUEST – 222 STATE STREET I-1 TO RM-1:

Public hearing was opened at 7:08 P.M. Valerie Pancost, owner, was present and stated that she was trying to sell her property and couldn't because it is zoned I-1 and not residential.

Marty Aldridge, representing Charlotte Mini Storage, stated that they have plans to expand in the future and have concerns that this rezoning would affect their ability to develop their property.

Two letters in opposition to the rezoning were acknowledged:

- 1) Richard Alwood, 205 S. Lincoln, sent a letter in opposition to the rezoning request.
- 2) Charles Bahr, 204 State Street, sent a letter in opposition to the rezoning request.

Public hearing was closed at 7:20 P.M.

ACTION ON REZONE REQUEST – 222 STATE:

Moved by Horton, seconded by Powers to approve the rezone at 222 State from I-1 to RM-1. Carried. 5 Yeas. 3 Nays. (Robinette, Snyder, Wildern)

PUBLIC HEARING – TEMPORARY USE – FIREWORKS SALE – 1680 PACKARD HIGHWAY - WALMART:

Public hearing was opened at 7:22 p.m. Charles Friese presented his request to sell fireworks at Wal-Mart. This will be a fundraiser for the Liberty Church of Charlotte. He has Wal-Mart's permission to set up in their parking lot.

John Colegrove, Pastor, Liberty Church of Charlotte, thanked the Commission for their consideration of this request.

Public hearing closed at 7:26 P.M.

ACTION ON TEMPORARY USE REQUEST – 1680

PACKARD HIGHWAY: Moved by Powers, seconded by Robinette to approve the Temporary Use Permit for Fire Works sales at 1680 Packard Highway, Wal-Mart contingent upon applicant meeting the items outlined in

the letter to Chief Fullerton and compliance with the sign ordinance section on Temporary Signage. Carried. 8 Yeas. 0 Nays.

PUBLIC HEARING – TEMPORARY USE – FIREWORKS SALE – 1167 EAST CLINTON TRAIL - MEIJERS: Public hearing was opened at 7:28 P.M.

Charles Friese withdrew his request for consideration of this Temporary Use Permit because he was unable to obtain approval from Meijers.

Public hearing was closed at 7:29 P.M.

8) REPORTS, COMMENTS, CORRESPONDENCE:

A) BOARD OF APPEALS: Chairman Abent reported that the Zoning Board of Appeals took action on two requests at the last meeting, one approving a variance from the Access Management Standards for the CVS Pharmacy and the other approving a variance from the lot coverage requirements for an individual to build a garage.

B) BUILDING DEPARTMENT: Chief Fullerton stated Charles Friese will return at the next meeting to request a Temporary Use Permit to sell fire works at the IGA. He has also received a request from the house that sits north of the apartment complex on Cochran for a non-conforming use.

Discussion was held regarding whether the Sign Ordinance should be addressed as a result of the problems presented by Dunham's and other stores that sit back off the road. The Clerk will add 8) C SIGN COMMITTEE to future agendas.

Mixed use Zoning was briefly discussed. Chief Fullerton stated that an ordinance needs to be drafted for Mixed Use, and the process will take about six months.

There being no further business, the meeting was adjourned at 7:44 P.M.

Michelle King, City Clerk