

PLANNING COMMISSION MINUTES

Regular Meeting

July 1, 2008

CALL TO ORDER: By Chairperson Abent at 7:03 p.m.

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

ALSO PRESENT: Fire Chief Kevin Fullerton, Fire Captain/ Building Inspector Leroy Hummel

ABSENT: Commissioners Powers (excused), Robinette (unexcused)

APPROVAL OF MINUTES OF JUNE 3, 2008: Moved by Siarny, seconded by Snyder to approve the minutes as presented. Carried. 7 Yeas. 0 Nays.

APPROVAL OF AGENDA: Moved by Horton, seconded by Siarny to approve the agenda as presented. Carried. 7 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, and will probably convene the Committee after the 4th of July Holiday.

NEW BUSINESS:

PUBLIC HEARING – TEMPORARY USE PERMIT – FIREWORKS - 225 WASHINGTON STREET: Public hearing was opened at 7:07 P.M. Charles Friese presented his

request to sell fireworks at IGA. This will be a fundraiser for a local church in Charlotte. He has the necessary permission to set up in their parking lot.

Public hearing was closed at 7:09 P.M.

ACTION ON TEMPORARY USE PERMIT FOR FIREWORKS – 225 SOUTH WASHINGTON – IGA: Moved by Horton, seconded by Snyder to approve the Temporary Use Permit for Fire Works sales at 225 South Washington, IGA, contingent upon applicant meeting the items outlined in the letter to Chief Fullerton and compliance with the sign ordinance section on Temporary Signage. Carried. 7 Yeas. 0 Nays.

PUBLIC HEARING – CLASS A NON-CONFORMING USE – 1146 NORTH COCHRAN: Public hearing was opened at 7:10 P.M. Louise McLane, petitioner, spoke on behalf of the request. When they put the house up for sale, they were unaware that banks would not mortgage the property as a residence because it is zoned Industrial. Chief Fullerton indicated that after review, it appeared to be more appropriate to request a non-conforming use than re-zoning in this case.

Public hearing closed at 7:13 P.M.

ACTION ON CLASS A NON-CONFORMING USE – 1146 NORTH COCHRAN: Moved by Wildern, seconded by Horton to approve the Class A Non-Conforming use request for 1146 North Cochran. Carried. 7 Yeas. 0 Nays.

DISCUSS ACCESS MANAGEMENT STANDARDS

Commissioner Cuttle volunteered to investigate how the current standard in place could be revised to make it more practical.

8) REPORTS, COMMENTS, CORRESPONDENCE:

A) BOARD OF APPEALS: Chairman Abent reported that the Zoning Board of Appeals took action on three requests at the last meeting, two approving an extension of time for temporary buildings, and a fence request which was in compliance with the ordinance except that the property is on a hill, which meant that petitioner needed a height variance.

B) BUILDING DEPARTMENT: Chief Fullerton stated the City Manager is currently working on a Mixed Use zoning and options for amending the ordinance. Mr. Guetschow will be invited to the next meeting to address the subject.

C) SIGN COMMITTEE: Commissioner Snyder gave a report on research that she and Commissioner Horton have done regarding signage for buildings that are set back from the road. There are many options to be considered. It was agreed that the Planning Commission would consider a subsection to the sign ordinance for set back businesses, whether single or multiple entity. Also will consider increasing the sign limitation for pylon signs in cases where there are multiple business in one building.

There being no further business, the meeting was adjourned at 7:45 P.M.

Michelle King, City Clerk