

PLANNING COMMISSION MINUTES

Regular Meeting

February 3, 2009

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

PRESENT: Commissioners Powers, Robinette, Sanders, Siarny, Snyder, Wildern, Abent, Mayor Pro Tem Smith.

ALSO PRESENT: Fire Chief Kevin Fullerton, Fire Capt. and Building Inspector Leroy Hummel, City Manager Gregg Guetschow

ABSENT: Commissioner Ranville, Commissioner Cuttle

APPROVAL OF MINUTES OF JANUARY 6, 2009; Motion by Siarny, second by Powers to approve the minutes, as presented. Carried. 7 Yeas. 0 Nays.

APPROVAL OF AGENDA: Motion by Siarny, second by Powers to approve the agenda, as presented. Carried. 7 Yeas. 0 Nays.

EARLY PUBLIC COMMENT: None.

APPOINTMENT OF A REPRESENTATIVE TO ZBA: Motion by Siarny, second by Robinette to appoint Patricia Abent as Planning Commission representative on the Zoning Board of Appeals. Carried. 7 Yeas. 0 Nays.

UNFINISHED BUSINESS:

A. PUBLIC HEARING – SITE PLAN REVIEW – AARON’S RENTALS

Public hearing was opened at 7:03 p.m. Curt Hoffman, representing Alan Catchpool, indicated that the trees have been changed and now meet with building department approval. The lighting is acceptable. The Road Commission

has given its approval. The project is still awaiting Federal Aviation Administration approval and Eaton County Drain Commission approval. The public hearing closed at 7:07 p.m.

B. ACTION ON SITE PLAN REVIEW FOR AARON’S RENTAL: Motion by Powers, second by Snyder to approve Site Plan Review for Aaron’s Rental contingent upon Eaton County Drain Commission approval and the Federal Aviation Administration approval. Carried. 7 Yeas. 0 Nays.

NEW BUSINESS:

A. PUBLIC HEARING – ZONING TEXT AMENDMENT TO CHAPTER 82 SECTION 108 – CONDITIONAL USES IN R-1 AND R-2

Public hearing was opened at 7:07 p.m. Gregg Guetschow, Charlotte City Manager, explained that the Department of Corrections has begun to use various different means to house prisoners who will be re-entering the community. The current ordinance excludes several correctional facilities type uses and the proposed amendment adds to those exclusions residential or halfway houses in R-1 and R-2 districts. Public hearing closed at 7:12 p.m.

B. ACTION ON ZONING TEXT AMENDMENT TO CHAPTER 82 SECTION 108 – CONDITIONAL USES IN R-1 AND R-2: Motion by Siarny, second by Powers to recommend adoption of the Proposed Zoning Text Amendment to City Council. Carried. 7 Yeas. 0 Nays.

C. PUBLIC HEARING – CONDITIONAL USE – 114 SOUTH COCHRAN

Public hearing was opened at 7:13 p.m. Ken Tripp, co-owner of 114 S. Cochran presented his plan to build two -2 bedroom, one bathroom apartments on the second floor of

their building. There is window egress from all four bedrooms. The apartments are accessed by a common entryway. There will be a door leading to the undeveloped third floor. Public hearing closed at 7:18 p.m.

- D. **ACTION ON CONDITIONAL USE – 114 SOUTH COCHRAN:** Motion by Siarny, second by Powers to recommend conditional use for two - two bedroom, one bathroom apartments on the second floor of the building located at 114 South Cochran. Carried. 7 Yeas. 0 Nay.

There being no further business, the meeting was adjourned at 7:25 p.m.

Michelle King, City Clerk

REPORTS, COMMENTS, CORRESPONDENCE:

- A) **DESIGN STANDARDS:** Committee meets on the 1st Thursday of each month in Council Chambers at 5:45 p.m. They are making very good progress.
- B) **ACCESS MANAGEMENT STANDARDS:** No Report.
- C) **SIGN COMMITTEE:** There was a meeting held on January 22, 2009. They are looking in residential districts and assessing the use of signage and other common items use, like balloons, banners, etc.
- D) **BOARD OF APPEALS:** At the last meeting the Board of Appeals heard one appeal from the new developers of the old Eaton Manor Building. The proposed use is for a mental health facility. The appeals they heard were related to fencing. They requested higher fencing made of solid materials to aid in the comfort and safe recreation of the patients. The request was granted.
- E) **BUILDING DEPARTMENT:** Captain Hummel reported that there is nothing new to report.

PUBLIC COMMENT: None.