

**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**December 6, 2011**

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

**PRESENT:** Commissioners Abent, Powers, Howser, Meyers, Monschein, Robinette, Rosier, Snyder and Councilmember Kruger

**ABSENT:** Commissioners Bearup (excused)

Chair Abent welcomed newest member Doug Rosier to the Planning Commission.

**ALSO PRESENT:** City Manager Gregg Guetschow, Fire Capt./Building Official LeRoy Hummel and Clerk Michelle King.

**APPROVAL OF MINUTES OF JULY 5, 2011:**  
**Motion by Howser, second by Robinette to approve the minutes of July 5, 2011, as presented. Carried. 8 Yeas. 0 Nays.**

**APPROVAL OF AGENDA:** Motion by Robinette, second by Snyder to approve the agenda, as presented. Carried. 8 Yeas. 0 Nays. 1 Absent.

**EARLY PUBLIC COMMENT:** None.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**A. PUBLIC HEARING – SITE PLAN – 1325 ISLAND HIGHWAY:** Public hearing opened at 7:04 p.m. Bryan Myrkle, City of Charlotte Community Development Director introduced Rodney Nettleton of Meade Hunt and Todd Cotter, the Fitch H. Beach Airport Fixed Based Operator. Mr. Myrkle explained that this project is one the City has included in its five year and ten year plans for the airport for quite a long time. It will be funded by mostly state and federal funds. The City is responsible for 2 ½ percent of the cost. The project will almost immediately begin generating revenue for the City and is part of the long range plan to make the airport self-sufficient. This is one of the two ways for the airport to make money; the other is the sale of fuel, which we have been doing for several years. There is a waiting list for these hangars and since there is still a market for the existing low cost open and enclosed hangars, the airport will continue to rent them out as well. The new hangars are enclosed “T” hangars which means planes will be backed in tail to tail on all sides. The

lighting for the new hangars is not expected to spread beyond airport property and should not be a problem to the neighbors. They are proposing no landscaping as there is no reasonable place available to landscape and it could pose a safety risk. Public hearing closed at 7:14 p.m.

**B. ACTION ON SITE PLAN – 1325 ISLAND HIGHWAY**

**Motion by Howser, second by Robinette to approve petitioner’s site plan review and waive the landscaping requirements contained in Section 82-471(G)3 of the Zoning Ordinance pursuant to Section 82-460(C) of the same. Carried. 8 Yeas. 0 Nays.**

**REPORTS, COMMENTS, CORRESPONDENCE:**

**A. BOARD OF APPEALS:** Commissioner Robinette gave a brief report of the ZBA meetings held since the last Planning Commission meeting. The ZBA considered a garage at each meeting, one was approved and one was denied.

**B. BUILDING DEPARTMENT:** Building Official Hummel reported that Dr. Lazell is not building on Meijer Street, but has instead

purchased a building downtown and is remodeling it. The main entrance will be in the back of the building. The day care center is in the process of being built at First Lutheran and the ALRO Steel addition is moving along as well.

**C. SIGN COMMITTEE:** No Report.

**D. OTHER:** City Manager Guetschow announced that this is the second meeting that electronic packets have been used, but the first that we have also made the packets available on the website. We will continue to transmit them both ways, and if copies are needed, the Clerk will be happy to make them. Mr. Guetschow apologized that the Sign Committee has not moved forward, they are waiting for him to complete his part, and he not been able to do it. It will be a priority after the first of the year. He also reminded the Planning Commission members of the importance of what they do, by relating it to what is currently happening in court with the Airport.

**PUBLIC COMMENT:** None.

There being no further business, the meeting was adjourned at 7:30 p.m.

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Michelle King, City Clerk