

PLANNING COMMISSION MINUTES
Regular Meeting
February 7, 2012

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

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

ABSENT: Commissioners Bearup (excused) and Monschein (excused)

ALSO PRESENT: Fire Capt./Building Official LeRoy Hummel and Clerk Michelle King.

APPROVAL OF MINUTES OF DECEMBER 6, 2011: Motion by Howser, second by Snyder to approve the minutes of December 6, 2012, as presented. Carried. 7 Yeas. 0 Nays.

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

ELECTION OF OFFICERS: Motion by Howser, second by Robinette to elect Patti Abent as Chairperson of the Planning Commission. Carried. 7 Yeas. 0 Nays.

Motion by Meyers to elect Lee Howser as Vice Chairperson of the Planning Commission. Carried. 7 Yeas. 0 Nays.

Motion by Powers to elect Kristi Snyder as Secretary of the Planning Commission. Carried. 7 Yeas. 0 Nays.

Motion by Howser, second by Powers to appoint Lyle Robinette as the Planning Commission appointment to the Zoning Board of Appeals. Carried. 7 Yeas. 0 Nays.

EARLY PUBLIC COMMENT: Mayor Dee Smith addressed the Planning Commission members to thank them for their service to the community.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. PUBLIC HEARING – REZONING REQUEST – 228 STATE STREET: Public hearing opened at 7:06 p.m. Robert Dove, Remax Real Estate, representing the purchaser of the home at 228 State Street. They have a purchase agreement contingent upon re-zoning from I-1 Light Industrial to RM-1, for single family residence use. As the property is zoned now, the buyer cannot get a mortgage. The City

has rezoned two or three properties surrounding this one to allow residential mortgages, he is requesting the same consideration. Public hearing closed at 7:07 p.m.

B. ACTION ON REZONING REQUEST – 228 STATE STREET

Motion by Powers, second by Meyers to recommend to City Council the rezoning of 228 State Street from I-1, Light Industrial to RM-1, for single family residential use. Carried. 7 Yeas. 0 Nays.

C. PUBLIC HEARING – CONDITIONAL USE – 750 ISLAND HIGHWAY

Public hearing opened at 7:08 p.m. Denise Williams, representing JJ Kane Auctioneers indicated that they have been doing business at 750 Island Highway since 1999 and were in Charlotte on Mikesell before that. They have a small office trailer that they want to replace with a larger double wide office trailer. They conduct three to four auctions per year at that location. They spend about ten days in the trailer per sale. The trailer that they have on hold pending approval does not have restroom or kitchen facilities, making hooking up to water and sewer unnecessary, but the Building Inspector indicated that is not an issue for the Planning Commission – the plumbing officials will handle that. They have formerly received annual temporary use permits through the Zoning Board of Appeals, but this trailer will make the use more permanent therefore, Building Official Hummel felt it is time to bring it to the Planning Commission for a Conditional Use Permit which will be a permanent use with the property until revoked by the Planning Commission. Public hearing closed at 7:22 p.m.

D. ACTION ON CONDITIONAL USE PERMIT – 750 ISLAND HIGHWAY

Motion by Howser, second by Powers to approve the Conditional Use Permit for 750 Island Highway contingent upon JJ Kane meeting the requirements for approval from all other City/County departments. Carried. 7 Yeas. 0 Nays.

REPORTS, COMMENTS, CORRESPONDENCE:

- A. **BUILDING DEPARTMENT:** Building Official Hummel reported that Spartan Motors has purchased the old Carefree building and will be demolishing the block part of that building for that area to be used as parking for the Isuzu project. There were five new houses built last year.

PUBLIC COMMENT: Andrea Smith, 811 State Street, is a Massage Therapist currently working out of a chiropractor's office, but would like to move her business into her home. She has the space and available parking. What would she need to do?

Building Official Hummel indicated that this would require an ordinance revision as pursuant to current ordinance it is not allowed under the home occupation exemptions.

There being no further business, the meeting was adjourned at 7:32 p.m.

Michelle King, City Clerk