

PLANNING COMMISSION MINUTES
Regular Meeting
July 10, 2018

CALL TO ORDER: The July 10, 2018, Planning Commission meeting was called to order by Chairman Brummette at 7:00 p.m.

PRESENT: Chairman Brummette, Commissioners Harag, Snyder, Clarke, Rosier, Gonzales-Pennington and Lesser.

ABSENT: Commissioners Bly, Hoy and Council member Johnston.

ALSO PRESENT: City Clerk Terpstra and Community Development Director Myrkle.

APPROVAL OF MINUTES:

Motion by Commissioner Leaser, second by Rosier to approve the minutes of June 5, 2018 as presented. Carried. 7 Yes. 0 No.

APPROVAL OF AGENDA:

Motion by Commissioner Snyder, second by Clarke to approve the agenda as presented. Carried. 7 Yes. 0 No.

EARLY PUBLIC COMMENT: None.

NEW BUSINESS:

A. PUBLIC HEARING – CLASS A NON-CONFORMING USE- 660 JEFFERSON:

Public Hearing Opened: 7:05 P.M.

Community Development Director Myrkle explained that Ken Densmore would like to use this building at 660 Jefferson for storage for his electrical business. The building was used for this same

purpose in the past by Bart Howe, however it has been vacant for fifteen to twenty years.

Discussion was held among board members regarding the condition of the building and what types of vehicles would be on the property.

Public Hearing Closed: 7:13 P.M.

B. ACTION CLASS A NON-CONFORMING USE – 660 JEFFERSON:

CITY OF CHARLOTTE
PLANNING COMMISSION RESOLUTION NO. 2018-PC04
A RESOLUTION TO APPROVE A CLASS ‘A’ NON-CONFORMING USE FOR
660 JEFFERSON STREET

WHEREAS, Kenneth Densmore has an option to purchase property at 660 Jefferson Street, parcel no. 200-087-006-260-00; and

WHEREAS, this parcel is a discontinued, non-conforming use as specified in sections (H)(3) and (J)(5) of Charlotte City Code section 82-453; and

WHEREAS, the nature of that use was as a storage facility for an electrician/electrical services provider; and

WHEREAS, the City of Charlotte Planning Commission can reinstate this as a Class ‘A’ Non-Conforming use after imposing certain conditions; and

WHEREAS, these conditions are as follows:

- The proposed use will be same type of use as the previous use which occupied the property;
- The proposed structure to be used will be a blighting influence on the neighborhood if not allowed to be occupied;
- Continuance of the use does not significantly depress property values of nearby properties;
- Continuance of the use would not be contrary to the public health, safety and welfare;

- Continuance of the use would improve on an existing non-conforming condition; and

WHEREAS, the City of Charlotte Planning Commission has held a public hearing on this issue at which time the general public and residents of the specific neighborhood were given an opportunity to address the Commission; and

WHEREAS, the City of Charlotte Planning Commission has determined that the above conditions exist or will be met with a continuance of this non-conforming use.

THEREFORE, BE IT RESOLVED the City of Charlotte Zoning Planning Commission hereby approves a Class ‘A’ Non-Conforming Use designation for 660 Jefferson Street, parcel no. 200-087-006-260-00; and

BE IT FURTHER RESOLVED that if this use is discontinued as specified in sections (H)(3) and (J)(5) of Charlotte City Code section 82-453, the land and structure shall not thereafter be used except in conformance with the regulations of the district in which it is located.

Commissioner Leaser moved, supported by Snyder to approve the Class A Non-Conforming Use for 660 Jefferson per Resolution No. 2018-PC04 as presented above. Carried. 7 Yes. 0 No.

C. PUBLIC HEARING – SITE PLAN- DORNBOS SIGN- 619 W. HARRIS.:

Public Hearing Opened: 7:15 P.M.

Commissioner Hoy arrived at 7:16 P.M.

Community Development Director Myrkle stated that a year or so ago Mr. Dornbos stated that he intended to use this property as a parking lot in the future. He was told that he would then have to present a site plan to the Planning Commission. The plan that he is presenting includes a ten foot green space along with a six foot obscuring wall or fence.

Teresa Brandt, 615 W. Harris, stated that she is concerned about her privacy with the vehicles that close to her property. Her house sits on higher ground so the fence won’t obscure as much. She would like to see consideration given to some kind of arborative trees along the line or a higher fence.

Jeff Dornbos, owner 619 W. Harris, stated that he needs more parking for his employees.

Discussion was held among board members regarding where the driveway was accessible from and the possibility of trees being placed along the fence for more privacy to the neighbors.

Public Hearing Closed: 7:38 P.M.

D. ACTION- SITE PLAN- DORNBOS SIGN- 619 W. HARRIS:

Commissioner Harag moved , supported by Hoy to add five to six arborative trees, 5’ tall, to be placed across the area of Mrs. Brandt’s deck. 4 Yes (Rosier, Clarke, Hoy, Harag) 4 No. (Snyder, Brummette, Pennington, Leaser) Motion Dies. Tie Vote.

Commissioner Leaser moved, supported by Snyder to approve the site plan and that the two parties work out the details for greenery for the privacy of Ms. Brandt.

Discussion was held. Commissioner Leaser withdrew his motion.

Commissioner Harag moved, supported by Leaser to approve the site plan and ask that Mr. Dornbos bring back a site plan for landscaping to the next meeting for approval. Carried. 8 Yes. 0 No.

**CITY OF CHARLOTTE
PLANNING COMMISSION RESOLUTION NO. 2018-PC05
A RESOLUTION TO APPROVE A PARKING LOT SITE PLAN FOR
DORNBOS SIGN, 619 WEST HARRIS STREET, IN THE CITY OF**

Planning Commission 7-10-2018

CHARLOTTE

WHEREAS, Jeff Dornbos of Dornbos Sign has submitted a site plan for a parking lot located at 619 West Harris Street in the City of Charlotte; and

WHEREAS, the City of Charlotte Planning Commission has made the following findings regarding this site plan:

- The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, is adequate and in compliance with the city’s zoning regulations.
- There is no need for additional service drives or marginal access roads as a result of this project.
- A six-foot completely obscuring wall or fence is required along property lines adjacent to residentially zoned properties.
- A 10-foot green belt is required where this parking lot abuts the public thoroughfare.
- There are no special site features such as play areas or pools included in this site plan.
- The landscaping proposed in this plan meets the requirements of the Charlotte City Code insofar as practical for this project proposal.
- The proposal meets or exceeds the Charlotte City Code for number of spaces, accessible spaces, maneuvering lane width, parking space width and parking space depth.

THEREFORE, BE IT RESOLVED that the City of Charlotte Planning Commission hereby approves the site plan.

Commissioner Bly moved, supported by Snyder to approve the site plan for Dornbos Sign, 619 W. Harris per Resolution No. 2018 PC05 as presented and ask that Mr. Dornbos bring back a site plan for landscaping to the next meeting for approval. Carried. 8 Yes. 0 No

LATE PUBLIC COMMENT: Community Development Director Myrkle, gave an overview of code enforcement across all departments of the City. There are over one hundred active cases of code enforcement currently across all departments of the City.

There being no further business, Commissioner Snyder, supported by Harag moved to adjourn at 8:08 p.m.

Ginger Terpstra, City Clerk, CMMC