

**CITY OF CHARLOTTE
PLANNING COMMISSION MINUTES
Regular Meeting
November 09, 2021**

CALL TO ORDER:

The meeting was called to order by Chairperson Brummette at 7:00 p.m.

PRESENT:

Chairman Brummette, Commissioners Duweck, Snyder, McRae, Clarke, Community Development Director Myrkle, City Manager LaPere and City Clerk LaRocque.

ABSENT:

Garrett, Christensen.

PLEDGE OF ALLEGIANCE:

Led by Chairman Brummette.

APPROVAL OF MINUTES:

Minutes of the September 8, 2021 Planning Commission meeting to be presented and approved at the December 7, 2021 Planning Commission meeting.

PUBLIC COMMENT:

None

PUBLIC HEARING:

Resolution 2021-156 815 High Street Conditional Use Request

Public Comment:

Darrell Ferree stated the type of business doesn't fit well in a residential area. Patricia Kuptz concerned about supervision, patients trespassing her property, who has oversight on the conditional use compliance.

Gerald Fetterman asks how large can the business grow, what recourse does he have if problems occur, where does therapist work, how does the fee charged work.

Mike Barrets, owner of an apartment complex in the area, stated he fully supports the property owner being allowed to use her property any way she desires.

Dustin Sangster is concerned about delinquent individuals in the area. Therapist Alicia Montoya addressed the questions regarding patient billing and her role at the facility.

Owner Julia Mangrum addressed questions related to growth of the business, supervision of patients, therapy work provided, and other general answers to satisfy the public and the Planning Commission.

Planning Commission discussions included the addition of the following conditions;

Limit of four horses; limit of four patients per day; no overnight stay for any patient; 2 adult supervisors present while patients are on sight; subject to a 2 year review by the Planning Commission.

APPROVAL OF RESOLUTION:

**CITY OF CHARLOTTE
PLANNING COMMISSION RESOLUTION NO. 2021-156
A RESOLUTION TO GRANT A CONDITIONAL USE PERMIT
TO JULIA MANGRUM FOR A THERAPY RIDING FACILITY
AT 815 HIGH STREET**

WHEREAS, the City of Charlotte Planning Commission has received a request for a Conditional Use Permit to operate a therapy riding facility as a home occupation at 815 High Street; and

WHEREAS, 815 High Street is zoned R-1 Single Family Residential; and

WHEREAS, a therapy riding center as a home occupation is

not specifically allowed or disallowed and requires evaluation by the Planning Commission; and

WHEREAS, in order to grant the Conditional Use permit the Planning Commission must determine the proposed use will not:

1. Change the outside appearance of the dwelling or be visible from the street.
2. Generate traffic, parking, sewerage or water use in excess of what is normal in the residential neighborhood.
3. Create noise, vibration, glare, fumes, nor odors, nor result in electrical interference, nor become a nuisance.
4. Result in the outside storage or display of anything.
5. Require the employment of anyone in the home other than the dwelling occupants.
6. Require exterior building alterations to accommodate the occupation.
7. Occupy more than 25% of the ground floor area of the dwelling, or 50% of a detached garage.
8. Require parking for customers that cannot be accommodated on the site and/or at curbside on the street.
9. Require the delivery of goods or the visit of customers before 6:00 a.m. and after 8:00 p.m.; and

WHEREAS, the Planning Commission hereby does make these determinations; and

WHEREAS, the Planning Commission imposes the following additional conditions on this use:

1. The number of horses on the property is limited to four.
2. The number of patients seen in a day is limited to four.
3. Overnight stays by any patient is prohibited.
4. A minimum of 2 adult supervisors must be present when patients are onsite.

5. This use is subject to a Planning Commission review in 2 years.

THEREFORE, BE IT RESOLVED the City of Charlotte Planning Commission hereby grants a Conditional Use Permit for a therapy riding facility as a home occupation at 815 High Street.

The foregoing resolution was offered by Snyder supported by Duweck for approval by a roll call vote; Yea 5; Nay 0; Absent 2. Motion passed.

NEW BUSINESS:

Sign ordinance
Discussions, no actions taken

Home occupation standards
Discussions, no actions taken

Planning Commission By-Laws
Discussions, no actions taken

PUBLIC COMMENT:

None

ADJOURN:

Motion by Snyder supported by Brummette to adjourn the meeting at 9:38 p.m.



Mary LaRocque, City Clerk