

Minutes
Planning and Zoning Commission
February 7, 2017

The regular meeting was called to order at 5:00 p.m. at City Hall.

The following members answering roll call: Dave Eden, Charlotte Woodrum, Dennis Thrasher, Ed Kimbler, Dallas Gramm, and Rick Fobair. The following city personnel were also in attendance Public Works Director Gene Stanton, City Administrator Max Springer, and Code Enforcement Officer Bruce Conway. Absent was David Wright

Guests registering their attendance are listed on the sign-in sheet attached to and made part of the minutes.

Agenda:

Chairman Thrasher presented the agenda to the Commission.

Kimbler made a motion, seconded by Fobair to approve the agenda with amendments.

- Old Business - Add Comprehensive Plan
Shipping Containers

With all present members voting in favor, Chairman Thrasher declared the motion approved.

Minutes:

Minutes of the last meeting, which was held on Tuesday, January 3, 2017 were presented to the Commission for approval.

Kimber made a motion, seconded by Fobair to approve the minutes.

AYES: Eden, Fobair, Gramm, Kimbler, Wright, Woodrum, Thrasher

NOES: None

ABSTAIN: None

ABSENT: None

With all present members voting, Chairman Thrasher declared minutes approved.

Public Hearing: Case #2017-02-07-01 & Case #2017-02-07-02; Rezoning of Property north of High School on Johnston Road from B-3 to R-3.

Public hearing opened at 5:01 p.m.

Public hearing to discuss rezoning of lots 3, 4, and 5 on Johnston St. currently owned by Joey Orr and property at 205, 217 and 218 W Johnston St currently owned by Jeff Jones. Petition has been made by both owners to be rezoned to R-3 from B-3

Public Comment:

Several residents of the area expressed concern if additional apartments are to be built on the vacant lots, will there be adequate parking and also concerns of trash pickup and dogs at large. Jeff Jones owner of the apartments was present and stated that his long term goal is to build apartments similar to the apartments there now When asked if he allowed dogs, Jones stated that he does not but the ones there now had been allowed by previous owners.

Public hearing closed at 5:10 p.m.

Kimber made a motion to proceed to council with the request to rezone 205, 217 and 218 W Johnston St. as well as Lots 3, 4, and 5 to R-3 from B-3. Seconded by Fobair. With all present members voting in favor, Chairman Thrasher declared the motion approved.

Discussion: Curtis Sveum 6 acres south of Hayward Drive

Curtis Sveum presented to the commissioners that he had annexed his property into the city 15 years ago and according to the state statute the city should have brought utilities to his property in a reasonable time. As of now, City utilities have not been installed to this location. Sveum asked that either the city de-annex his property or the city bring utilities to his property. Springer noted that according to code, the city has only to bring utilities within 1320 feet of the property and it is up to the property owners to get the utilities to the property.

Eden made a motion to postpone to the March 7, 2017 meeting to discuss further. Seconded by Kimbler. With all present members voting in favor, Chairman Thrasher declared the motion approved.

New Business:

None

Old Business:

Conway stated that the City Clerk had asked him to take the Comprehensive plan to a public hearing and record the Comprehensive plan.

Springer stated that he did not feel that the Comprehensive plan was finished enough to spend the money to have it recorded yet. Discussion was held.

Petrus asked the commissioners for direction they wanted for the storage containers. Petrus feels that our building code addresses this.

Eden stated that we need to be proactive not prohibiting. Discussion was held.

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Public Comment:

None

With no further business to come before the Commission, Chairman Thrasher declared the meeting adjourned at 5:51 pm.

Respectfully submitted,

Charlotte Woodrum, Secretary
Shari Weldy
Secretary Designee