

Minutes
Planning and Zoning Commission
April 5, 2016

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

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

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.
Eden made a motion, seconded by Kimbler to approve the agenda.

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

Minutes:

Minutes of the last meeting, which was held on Tuesday, March 1, 2016 were presented to the Commission for approval.
Eden made a motion, seconded by Kimbler to approve the minutes with following changes.

- Remove the portion of the sentence (to be compliant for duplexes) regarding the discussion of 410 W. Hayward Dr.

AYES: Wright, Eden, Fobair, Thrasher, and Kimbler

NOES: None

ABSTAIN: None

ABSENT: Woodrum, Gramm

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

Public Hearing Rezoning 410 W Hayward Dr. Case number 2016-04-05-02

Public Hearing to approve Rezoning of property.

Public hearing was opened at 5:01 p.m.

Conway presented to the commission that 410 W. Hayward Dr. is zoned Commercial M1 and would like to rezone it to R3.

Discussion was held.

Kimber made a motion to proceed to council with the Rezoning of 410 W Hayward Dr. from M1 to R3. Seconded by Eden. With all present members voting in favor, Chairman Thrasher declared the motion approved.

Discussion on possible rezone at 105 & 107 Sloan Ave:

Conway told the commissioners that 105 & 107 Sloan Ave is currently zoned R1 and wants to rezone it to R3. Don Cain has built two structures as single family homes but can be converted into multifamily homes. Conway stated that the application has been filed and paid for.

Discussion was held.

Chairman Thrasher instructed Conway to set a public hearing for May 4, 2016 to rezone this property.

Discussion on Comprehensive Plan:

Springer stated to the commissioners he is working to get the street language corrected.

Discussion was held.

New Business:

Stanton stated that he has been approached by a lady who is interested in purchasing the trailer park on Main Street. The Park is currently served by one 2 inch water meter and she has questioned the possibility of setting up individual water meters for each unit. Currently this location is zoned B-3 and has a Legal Non-Conforming status. Stanton stated that if the purchase were to happen, the property would need to be rezoned before the infrastructure could be upgraded.

Springer discussed looking into a special events temporary vendor permit for activities that are only 1-3 days. We are having people rent the MARC and then allowing vendors come in to sell their products.

Discussion was held.

Old Business:

None

Public Comment:

None

With no further business to come before the Commission, Chairman Thrasher declared the meeting adjourned at 5:35 pm.

Respectfully submitted,

Charlotte Woodrum, Secretary
Shari Weldy
Secretary Designee