

MINUTES
PLANNING COMMISSION
MONDAY APRIL 28, 2014 – 7:30 PM
MUNICIPAL BUILDING, COUNCIL CHAMBERS

Meeting called to order by Chairman Lambrix at 7:30 PM

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL OF MEMBERS:

Present: Chairman Lambrix, Commissioner Hendley, Lambrix, Bobcean, Farrar, Ballard, Little, Smith

Absent: Commissioner Sell, Smedley, Ballard

Motion by Farr to excuse the absent members, support by Bobcean

All present voting yes, motion carried unanimously

3. APPROVAL OF MINUTES:

a. March 24, 2014

Motion by Bobcean to approve minutes as submitted, support by Farrar

All present voting yes, motion carried unanimously

4. APPROVAL OF AGENDA:

Motion by Farrar to approve agenda as presented, support by Bobcean

All present voting yes, motion carried unanimously

5. CITIZENS TO BE HEARD:

a. None

6. UNFINISHED BUSINESS:

7. NEW BUSINESS:

a. **Reschedule May Planning Meeting** – May meeting is currently scheduled for Memorial Day.

Motion by Bobcean to re-schedule the Planning Commission meeting from Monday May, 26, 2014 (Memorial Day) to Monday May 19, 2014 at 7:30 pm, support by Farrar

All present voting yes, motion carried unanimously

a. **Special Land Use #021-14 SLU** – Ali & Moonier Hassan - Request to set a public hearing for the May 2014 Planning Commission meeting for the purpose of operating a Pawn Shop located in the C-3 District @ 26598 Telegraph.

Discussion

The City council was presented with both Tier one and Tier two zoning text amendments, it was not the intent of the Planning Commission to recommend both Tier's but instead recommend only Tier one regulated uses' to City Council for consideration. The inclusion of only tier one regulated uses provides assurance on the control of the number of regulated uses in the community.

The Planning Commission is requesting clarification from City Council if it was the Council's intent to adopt tier two regulated uses and if it was clear how adopting the tier two regulated uses would impact the establishment of future regulated uses in the City.

Motion by Farrar to have McKenna draft correspondence requesting City council consider amending the Zoning Ordinance to include tier one regulated uses only, based on these clarifications, support by Bobcean

Motion carried 5 to 1 – Commissioner Hendley casting the Nay vote

Motion by Bobcean to table the Special Land Use until consideration is given on amending the current Zoning ordinance by City Council, support by Farrar

All present voting yes, motion carried unanimously

Special Land Use tabled

c. **Public Hearing** – Article #4 – Zoning Ordinance, Modify parking standards

Discussion regarding the Zoning Ordinance language on the storage and parking of recreational vehicles on residential lots. The concern is over the vagueness of the definitions and regulations and confusion over their enforcement.

In summary, the potential actions the Planning Commission should consider include the following:

- Clarify the definition of “Automobile” as to whether recreational vehicles are included in the term “Automobile.”
- A definition of “Recreational Vehicle Units” could be added to the Ordinance. Small recreational vehicles or watercrafts that are transported on trailers would be considered a single “Recreational Vehicle Unit” along with their trailer, so long as the vehicle is on the trailer. Woodhaven uses this system.
- Revise the “General Applicability” section to clarify that it refers to the design and construction of parking lots and not the parking of vehicles.
- Clarify the definition of “Commercial Vehicles”.
- Clarify whether or not recreational vehicles can be stored on lawns.
- Section 4.01.D.4 prohibits unpaved parking lots and driveways. This section could be referenced in other parts of the Ordinance to make sure that it is clear that all new driveways and parking areas must be paved. The status of existing unpaved driveways as existing non-conformities could also be made clear.

- Revise the maximum dimensions and capacities for buses, motors homes, and trucks because some vehicles that are appropriate for parking and storage on residential lots exceed current maximums. Presently, the Zoning Ordinance only permits an 18 foot length maximum for buses and motor homes and a one (1) ton capacity maximum for trucks.
- Clarify the side yard recreational vehicle storage standards.
- Additional provisions could be added to allow additional vehicle storage on larger lots (difference between indoor and outdoor storage).

Motion by Farrar to open public hearing, support by Hendley

All present voting yes, motion carried unanimously

Several residents spoke on this topic

Discussion

Motion by Farrar to close public hearing, support by Bobcean

All present voting yes, motion carried unanimously

Discussion

No action taken

8. PLANNERS CORNER:

None

9. TABLED ITEMS:

None

10. INFORMATION \ CORRESPONDANCE:

11. ADJOURNMENT:

Motion by Little to adjourn meeting, support by Smith

All present voting yes, motion carried unanimously

Meeting adjourned at 9:00 P.M.

DAVID LAMBRIX, CHAIRMAN