

MINUTES
PLANNING COMMISSION
MONDAY JULY 28, 2014 – 7:30 PM
MUNICIPAL BUILDING, CONFERENCE ROOM “A”

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

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL OF MEMBERS:

- a. Welcome newly appointed member Lisa Bruce

Present: Chairman Lambrix, Commissioner Bobcean, Farrar, Ballard, Smedley, Bruce

Absent: Commissioner Smith, Little

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

All present voting yes, motion carried unanimously

3. APPROVAL OF MINUTES:

- a. June 23, 2014

Motion by Farrar to approve the minutes of June 23, 2014

All present voting yes, motion carried unanimously

4. APPROVAL OF AGENDA:

Motion by Farrar to approve the agenda as presented with the correction of item B to be a Public Hearing for Article 4 of the Zoning Ordinance, support by commissioner Bobcean

All present voting yes, motion carried unanimously

5. CITIZENS TO BE HEARD:

None

6. UNFINISHED BUSINESS:

None

7. NEW BUSINESS:

- a. **Public Hearing for Special Land Use #021-14** -Ali & Moonier Hassan - public hearing for the purpose of operating a Pawn Shop located in the C-3 District @ 26598 Telegraph. (ZBA Variance Request approved June 9, 2014)

John Jackson, McKenna Associates began with a brief overview of the proposed pawn shop review, with respects to compatibility with adjacent uses, Master plan, traffic impact, based on need and based on these and additional review findings, recommend the planning commission grant special land use.

Motion by Farrar to open public hearing, support by Bobcean

All present voting yes, motion carried unanimously

Resident Pat Sell questioned the transparency of the Pawn Shop and their ability to work with local law enforcement to help solve potential crimes to help citizens reclaim their property. The applicants for the potential pawn shop reassured those present they provide full transparency by logging all items taken in and making them available on their website to local law enforcement and have helped law enforcement many times in solving crimes.

No further audience members made comment

Motion by Farrar to close public hearing, support by Bobcean

All present voting yes, motion carried unanimously

The discussion to bring the property landscaping into compliance with current zoning requirements along with screening between uses was covered. It is the opinion of the commission the applicant should not be responsible to bring the property into compliance. The owner of the plaza was in attendance and agreed to comply with the Zoning Ordinance as directed and complete the parking lot screening in the front of the plaza and work with the building department to screen between the rear of the building and the residential area.

Motion by Farrar to grant Special Land Use for re-occupancy, tenant not to be obligated to the landscaping standards but rather the property owner, support by Smedley

Motion carried 5 to 1, with Bobcean casting the Nay vote

Motion by Farrar to grant Final site plan for re-occupancy, support by Smedley

Motion carried 5 to 1, with Bobcean casting the Nay vote

b. Public Hearing - Article #4 – Zoning Ordinance, Modify existing parking standards

John Jackson, McKenna Associates began with a brief overview of recent discussions on improvements to Article 4 - Residential parking / storage.

Motion by Bobcean to open public hearing, support by Farrar

All present voting yes, motion carried unanimously

Several audience members made comment as to the definition of adjacent property owners as noted on page 4-15 of the proposed ordinance revision, the amount of vehicles allowed on residential lots based on size.

There were suggestions to set a required minimum lot frontage, no storage of vehicles on vacant lots.

Motion by Farrar to close public hearing, support by Bobcean

All present voting yes, motion carried unanimously

Due to the amount of public comment, recommendations and vagueness of definitions the planning commission will table this item for further review.

Motion by Farrar to table the Article 4 revision pending further review, support by Bobcean

All present voting yes, motion carried unanimously

Item tabled

8. PLANNERS CORNER:

8. TABLED ITEMS:

10. INFORMATION \ CORRESPONDANCE:

a. McKenna Invoice for June 2014

11. ADJOURNMENT:

Motion by Smedley to adjourn meeting, support by Ballard

All present voting yes, motion carried unanimously

Meeting adjourned at 9:20PM

DAVID LAMBRIX, CHAIRMAN

CARRIED: AUGUST 26, 2014