

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON SEPTEMBER 14, 2015

The meeting was called to order by Chairman Eric Baker at 7:30 PM

Roll call was taken: **Present: Hicks, Vogt, Lutz, Childers and Baker.**
Absent: Gardner

Chairman Baker asked if there were any additions or corrections to the minutes of the May 27, 2015 meeting. A motion was made by Hicks and seconded by Childers to approve the minutes of the May 27, 2015 meeting as presented. Motion carried.

The Chairman asked if there were any citizens to address the Planning Commission. There were none.

The Chairman also asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS:

The Chairman asked if there was any old business. There was none

PETITIONS:

Z-15-09-01 Review and Comment on Proposed Zoning Text Amendment to Section 40-3-2(A)(1) Residential Accessory Buildings regarding Building Materials.

The Zoning Administrator stated that a building permit to Mr. George Bieber, 211 Magnolia, was denied because the application showed a metal roof on an accessory building. Metal roofs are not permitted roofing material per the zoning code. At Mayor Smith's request, Mr. Bieber met with the Planning Committee to discuss this issue. The Planning Committee was not opposed to accessory buildings have a metal roof as long as the primary residential structure also had a metal roof. Language was added, for this Boards review, to Section 40-3-2(A)(1) to allow metal roofing material if it matches the primary structure. Also at the Planning Committee meeting was Mrs. Janeth Mogg, 627 Morrison Avenue. Mrs. Mogg was denied a building permit because her application indicated a vinyl structure which is not permitted building material for an accessory building. Ms. Mogg was requesting loosening the restrictions on accessory buildings to allow for vinyl or other composite materials. The Zoning Administrator mentioned that addition options to consider for the text amendment are: building standards, minimum/maximum square footage requirements and allowable structural materials.

Motion was made by Vogt and seconded by Lutz to recommend approval on Proposed Zoning Text Amendment to Section 40-3-2(A)(1) Residential Accessory Buildings regarding Building Materials, ie.. adding metal roofing material as an approved material for accessory buildings if it matches the existing primary structure in appearance.

Members voted as follows: YES – Hicks, Vogt, Lutz, Childers and Baker.

Motion carried.

Discussion continued with regard to allowing accessory building composed of vinyl or any other

composite materials. Mr. Rob Carter, who resides at 627 Morrison Avenue and is the son of Ms. Jaeth Mogg, stated that the vinyl accessory building they purchased has steel under structure and will be easy to care for. He plans to set the building on a foundation and have it anchored. The foundation will be composed of patio blocks on a sand base. The blocks will be held together with construction adhesive. Planning Commission members continued a dialog which was focused more on aesthetics than on size and specs. The Board informed Mr. Carter that they were not opposed to the accessory building he purchased, but they did have concerns that changing the zoning code could allow other accessory buildings to be erected that were not designed as well as his.

Motion was made by Hicks and seconded by Lutz to recommend that accessory buildings be granted by a special use permit which will be limited by the use and size submitted in the petition. Accessory building must be on a foundation and must have an anchoring system.

Members voted as follows: YES – Hicks, Vogt, Lutz, Childers and Baker.

Motion carried.

NEW BUSINESS:

The Chairman asked if there was any new business. There were none.

COMMENTS:

The Chairman asked if there were any comments. The Zoning Administration welcomed Carol Vogt to the Planning Commission.

Motion to adjourn the meeting at 8:04 PM was made by Lutz and seconded by Hicks.

Motion carried.

Minutes respectfully submitted by Mechelle Childers.