

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON OCTOBER 12, 2015

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

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

Chairman Baker asked if there were any additions or corrections to the minutes of the September 14, 2015 meeting. A motion was made by Hicks and seconded by Vogt to approve the minutes of the September 14, 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-15-10--01 Review and Comment on Amended Preliminary Plat for Remington Ridge Subdivision as proposed by developer Derrick Huebner.

Mr. Derrick Huebner is requesting an amended preliminary plat for Remington Ridge subdivision. The original plat was for fifty-nine (59) lots, but due to the economy and financial backing, Mr. Huebner is requesting to scale back phase one of the development to twenty-five (25) lots. The infrastructure is in place, but the streets still need be built. The board was curious if the construction of the detention basin would be part of this plat revision. The Planning Commission also questioned how the street Pheasant Run would end at Lot 25, and how the streets would be aligned if the rest of the lots go undeveloped. The abrupt ending of Remington Road was an additional concern. Traffic flow and only one way in and one way out of the subdivision were also discussed. It was mentioned that requesting all the streets be completed during phase 1 would be a way to insure the second phase would be developed.

Motion was made by Vogt and seconded by Hicks to table the petition until more information can be obtain regarding the development of the streets.

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

Motion carried.

NEW BUSINESS:

Discussion of B-3 zoned property located on Bradford Lane and possible zoning text amendment.

The Planning Commission was against a Special Use Permit as “residence” for a condominium restriction in a B-3 (Central Business District) zoned property. The Board was also against a zoning text amendment to add Condominiums as a Special Use Permit in a B-3 (Central Business District) zoned district. The board felt rezoning the lot would be the best option for this property if the owner did not plan on using the land as it is currently zoned. Childers was curious if the property could be zoned R-6 (Condominium) versus an R-5 (Multi-family). Both Vogt and Childers thought the lot looked too small for the proposed six (6) condominium units. A short discussion was held regarding a possible revision to the Comprehensive Plan and the need for new Zoning Code books.

COMMENTS:

The Chairman asked if there were any comments. There was none.

Motion to adjourn the meeting at 7:57 PM was made by Gardner and seconded by Hicks.

Motion carried.

Minutes respectfully submitted by Mechelle Childers.