

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON March 11, 2024

The meeting was called to order by Hicks at 7:00PM.

Roll call was taken: **Present:** Hicks, Lutz, Voelker, Pittman, Youngs

Hicks asked if there were any additions or corrections to the minutes from February 12, 2024 Planning Commission meeting. There were none. A motion was made by Youngs and seconded by Lutz to approve the minutes of the February 12, 2024 meeting. **Motion carried.**

Hicks asked if there were any citizens to address the Planning Commission. There were none.
Hicks asked if there were any corrections or deletions to the agenda. There were none.

PETITIONS:

Z-24-03-01 Review and Comment on a proposed Zoning Map Amendment petition for Lot #5 North Winds Phase 1, located in North Winds Subdivision, more commonly known as 111 East Halifax Drive, Parcel #07-12-165-005-000, to consider a change from B-3 Central Business District to R-2 Single Family Residential as requested by petitioner, JLP Homes LLC.

Jon Poetker (JLP Homes) was present to represent the petition. He is petitioning to rezone the approximately 1.88 acres lot from B-3, Central Business District, to R-2, Single Family Residential and plans to subdivide the property into five (5) lots and build single family homes. Poetker presented a sketch layout of the lots.

In 2019, Laurie Homes petitioned to for a map amendment to rezone this property and subdivide it into similar single family lots. While the Planning Commission gave a favorable recommendation, the Zoning Board of Administrators voted against the proposed change. It is worthwhile to note that JLP Homes disagreed with the 2019 petition by Laurie Homes.

Hicks inquired as to whether the homes would be willing to take on the covenants of the existing Northwinds Subdivision to maintain continuity with the homes in the subdivision. Poetker said he would be willing to consider it.

Lutz asked if the City's attorney had been consulted since this is a repeat petition. Zoning Administrator, Krebel, replied that they had not been consulted but considers a new petition to be a clean slate.

Several citizens were present to speak against the petition citing safety and traffic concerns, the City's Comprehensive Plan, the repeat petition by a different builder, and the thought that land adjacent to the subdivision would be B-3.

Paraphrasing the City's code of ordinances: 40-6-12(c) & 40-6-20 – Existing B-3 must have fence or screen separating it from adjacent residential property. This would ensure privacy for residents.

In 2019, the Planning Commission did not hear any opposition to the petition and thought it may be an entryway to invite more residential property into the area. Tonight, the Planning Commission agreed that they don't think this would be a good fit for the proposed lot because it would be a pocket of residential among B-3 zoned property. They are not opposed to residential property but would like to see a more complete plan with the other B-3 zoned property in the area. Additionally, the Planning Commission heard the concerns of residents of Northwinds Subdivision. They also intend to look at the area more closely in the next revision of the City's Comprehensive Plan.

Recommendation: A motion was made by Lutz and seconded by Youngs to recommend *against* approval of a Zoning Map Amendment, which would change the current zoning from B-3 to R-2 for the subject property based on continuity of the area.

Members voted as follows:

YES –Hicks, Lutz, Voelker, Pittman, Youngs

OLD BUSINESS: None.

COMMENTS:

Motion to adjourn the meeting at 8:12 PM was made by Voelker and seconded by Lutz. Motion carried.
Minutes respectfully submitted by Lauren Voelker.