

PLANNING COMMISSION MINUTES

SEPTEMBER 24, 2012

1. ROLL CALL

PRESENT

Matt Hutcherson

Robert Mann

Gerry Harris

Judy Horne

Bobby Wilson

Sean Schader

Toni Bahn

ABSENT

2. Approval of Minutes: August 27, 2012 minutes approved. All members voting Yes, except Josh Clary and Toni Bahn who abstained because they were absent from the meeting.
3. The Chairman called for any comments from Citizen other than those that appeared on the last agenda. There were None.

4. PUBLIC HEARINGS

- A. Renewal of Conditional Use Request-Renewal of 62 HWY. Gun & Pawn  
Property owned by: Wallace Andrade (leased by Lee D. Dancer)  
Property Location: 233 E. Main Ste.18  
Presented by: Lee Dancer

There were no comments from City. No Public Comment and no questions from Planning Commission. Mr. Dancer stated he is enjoying the Pawn Shop & appreciated being able to have his business here.

- B. Roger Hurst-Rezoning Request from A-1 to C-1 For North 4 Acres.  
Property owned by: Cook, William E. Revocable Trust  
Property Location: 285 Broyles  
Presented by: Roger Hurst & Glen Carter.

Steve Tennant explained current zoning, and deed restriction in place for middle 2 acres and a need for affidavit of heirship of title. Hurst is acting on behalf of Cooks. Mr. Hurst plans on living on middle 2 acres w/restriction but wants option to use as C-1 if business expands. Need to separate to 2-4 acres votes in case lawsuit affects North Acres.

The Floor was open for comments and Sharon Hunter expressed her same concerns as Petition from August Meeting. The floor was closed for comments.

The Planning Commission voted by a 5 to 2 vote (with Harris & Horne) voting no to approve the request to rezone North 4 acres from A-1 to C-1 subject to deed

restriction being removed and affidavits of heirship e.g. William E. Cook and remaining heirs of Daisy Cook, etc.. The request was approved.

Rezoning Request from A-1 to C-1 for South 4 acres: The Planning Commission voted by a 5 to 2 vote (with Harris and Horne) voting no to approval. The request was approved.

5. New Business

A. Large Scale Development-Roger Hurst Mini Storage

Property owned by: Cook, William E. Revocable Trust

Property Location: 285 Broyles

Presented by: Blew & Associates, PA (Roger Hurst & Glen Carter present)

Mr. Brackett's Memo, dated 09/24/12,(see attached.) was gone over and Mr. Carter okay with these. Answering questions from the Commission members, Mr. Hurst said he would be glad to do landscaping. He stated the trailers, RV & boats would be parked by detention pond. He stated he planned to use red corners and doors with white building & he plans to put brick wainscoting half way up front of office building. He said he would like to call it Cardinal Storage if allowed. He stated the dumpster would have a 4 wall privacy fence. He said he would look at moving the dumpster to back of property if trash bin will be okay there.

FLOOR OPEN TO PUBLIC COMMENT: Sharon Hunter lives across the street. She said they are concerned about what this would do to the value of their property. Floor closed for comments.

The Vote was unanimous for approval of Large Scale Development for Roger Hurst Mini Storage contingent upon South 4 acres rezoning passed by City Council and all items from Christopher Brackett's 9/24/12(see attached) memo being met. It is also subject to landscaping to Planning Commission for approval before building permit & brick wainscoting front of office building.

B. Large Scale Development-Gabriela's Restaurant

Property owned by: Rausch Coleman Development

Property Location: 308 E. Main St.

Presented by: Jorgensen & Associates ( Dave Jorgensen here to present.)

Christopher Brackett's memo, dated 9/24/12,was gone over. The City had no comments and there were no public comments.

The LSD for Gabriela' Mexican Grill & Restaurant was approved subject to CEB memo of 9/24/12 ( see attached) being met and subject to final landscaping approval before building permit. All members voting yes.

Motion to adjourn by Bobby Wilson and 2<sup>nd</sup> by Jody Horne.

  
Secretary, Planning Commission

  
Chairman, Planning Commission