

## **Planning Commission Minutes September 28, 2015**

**1. ROLL CALL** – Meeting was called to order by Chair Robert Mann. A quorum was present.

**PRESENT**

Josh Clary  
Matt Hutcherson  
Robert Mann, Chair  
Gerry Harris  
Judy Horne  
Bobby Wilson

**ABSENT**

Sean Schader  
Toni Bahn

**City Employees Present:** Melissa McCarville - City Business Manager; Rick Brammall – City Inspector; Steve Tennant - City Attorney; Chris Brackett-City Engineer

**2. Approval of Minutes:** Minutes of August 24, 2015 were approved as written.

**3. Comments from Citizens:** There were no comments from citizens.

**4. Presentation to Josh Clary:** Mayor Ernie Penn was present and presented a plaque to Josh Clary in appreciation for his excellent and dedicated service on the Planning Commission. He was commended for his careful, incisive manner of studying the issues facing the Commission and his innovative thinking. He stated that it had been an honor to serve in this capacity.

Mayor Penn then introduced Mr. Jay Moore who he is appointing to replace Josh Clary on the Planning Commission.

### **5. Public Hearing – Caterpillars to Butterflies**

Property owned by: C & K Lending Co.

Brett Watts, Engineer for Coyle Enterprises was present to answer questions on four variance requests for property located at the northeast corner of Southwinds Drive and Cimarron Place, adjacent to US Post Office property to the east and dental office to the north.

**A. Variance Request** for variance from landscape requirement for a 15 foot buffer to a 3 foot buffer along Cimarron Place. After several minutes of discussion, variance request passed unanimously.

**B. Variance Request** regarding perimeter buffer landscaping on the north and east sides of the property. Mr. Watts said there will be a green strip of land for buffer between existing driveway and proposed parking lot. After discussion, the Commissioners approved skipping this request for the moment and moving on to the Variance regarding setback requirements from 25 feet to 10 feet. (Item 5C.) Item 5B will be considered after 5C.

**C. Variance Request** to reduce setback requirements from 25 feet to 10 feet was discussed. The area of reduction is by the dental office property and there is nothing in that area but a parking lot, according to Brett Watts. These reductions are necessary to be able to fit the building on the lot where quite a bit of space is taken up by a required detention pond on east side of building. After lengthy discussion, the Chair called for question and variance request was approved unanimously.

**Return to B. Variance Request** for variance in perimeter landscaping by the proposed parking lot. After lengthy discussion, Chairman Mann called for question and the variance was approved unanimously.

**D. Variance Request** to have no landscaping similar to the other older buildings that were built before there was a landscaping ordinance. Mr. Watts argued that they are similar commercial uses and they should receive same treatment as the old developments. After lengthy discussion, Matt Hutcherson moved that the variance request be amended to state they would plant 13 maidenhair grass plants and 15 boxwoods in the area between their property and the U.S. Post Office property. Chairman Mann called for the question and upon vote there were four "yes" votes and one "no" vote (Bobby Wilson). Then Chairman called for question on variance request as amended and there were four "yes" votes and one "no" vote (Bobby Wilson) and variance request was approved.

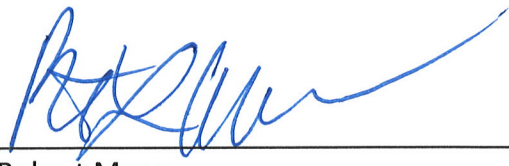
**6. Melissa asked that Commissioners bring their notebooks to the work session on Monday, October 19, 2015 so she can update them with all the recent ordinances.**

The Landscaping Ordinance will be discussed at the work session to reduce its requirements.

**7. Adjournment:** Having no further business, Gerry Harris moved to adjourn, seconded by Matt Hutcherson and passed unanimously.



Judy Horne  
Secretary, Planning Commission



Robert Mann  
Chair, Planning Commission