

Planning Commission Minutes
January 25, 2021 at 6 PM

1. **ROLL CALL** – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Chad Ball, via zoom
Keith Macedo, via zoom
Gerry Harris
Judy Horne, via zoom
Howard Carter, via zoom
Bobby Wilson

ABSENT

Jay Moore

City Employees Present: Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Rick Bramall, City Inspector

2. **Approval of Minutes:** December 28, 2020 Minutes were approved as written.

3. **Comments from Citizens:** none

Public Hearings:

4A and 4B - Postponed due to failure to provide notifications in a timely manner as required.

4C. Variance to add a deck to the existing building for property located at 161 S. Main St. owned by Pedal Pops as presented by Bates & Associates:

Jake Chavis was present via Zoom to discuss the request. Jessica Lewallen was also present. He said a variance was needed to allow only a 3 foot setback instead of the current 35 foot setback. Then want to put an attached roofed deck all along the east side of the building. The Commissioners did understand that a large portion of the right-of-way on this very old building was taken by the expansion of lanes of the highway and other exceptions have been given to businesses impacted by the highway. It was also noted that the Pedal Pops property had been given a front setback variance a few months ago from 50' to 35'.

Owner Mike Thompson said they have now decided to make changes that are different from when the other variance was given.

Planning Commissioners wanted to have a safety feature installed on the side that faces Highway 62. There were discussions of putting fencing, metal railing, metal columns, or bollards to stop oncoming traffic from leaving the highway and crashing into the deck and building. Ms. Lewallen explained they will build the deck on slab and will have thick panels of perforated metal on the north end nearest the highway.

Bobby Wilson suggested a low fence installation of some type on the north (front) side of the property and a landscape barrier on the Bois D'Arc side. The purpose is to keep small children from running out into the streets.

Chad Ball asked if the steel columns and perforated metal screening were for safety; answer is that the steel columns are to help hold up the roof and the metal panels are decorative. He asked if city's

parking requirements would need to be increased with the addition of this deck and Rick Bramall said no additional parking spaces were required.

As lengthy discussion ended, Bobby Wilson suggested that the Commission stipulate that this variance approval would be contingent upon the final decisions on fence location and other protective measures being left up to the professionals: City Engineer Chris Brackett and Rick Bramall, and the owner's engineers.


The owner and architect were both in agreement with placing some sort of barrier on the north side and on the Bois D' Arc side and will work with the City staff.

Having no further discussion, Robert Mann called the question to approve the Variance on the condition of adding a fence on the north side of the property, protective landscaping on the Bois d' Arc side and subject to Rick and Chris Brackett's final approval. Upon roll call, the motion passed 5-1. (Chad Ball voted "No").

5. Adjournment: Having no further business, the on-line Planning Commission meeting was adjourned.



Judy Horne - Secretary



Robert Mann - Chair