

Minutes
Planning and Zoning Commission
December 4, 2012

The regular meeting was called to order at 5:00 p.m. at City Hall.

The following members answering roll call: Louis Woody, DC Wright, Dave Eden, David Wright, and Dennis Thrasher. The following city personnel were also in attendance, Public Works Director Gene Stanton, Code Enforcement Officer Bruce Conway and City Administrator Max Springer. Absent was DF Eukel, Aletha Smialek.

Guests registering their attendance are listed on the sign-in sheet attached to and made part of the minutes.

Agenda:

Chairman Woody presented the agenda to the Commission. Eden made a motion, seconded by David Wright to approve the agenda with the following amendment:

- Add Resignation of Derf Eukel above number 2 Public Hearings.

With all present members voting in favor, Chairman Woody declared the motion approved.

Minutes:

Minutes of the last meeting, which was held on Tuesday, November 6, 2012, were presented to the Commission for approval. DC Wright made a motion, seconded by Eden to approve the minutes:

AYES: Woody, Eden, DC Wright, David Wright, Thrasher

NOES: None

ABSTAIN: None

ABSENT: Eukel, Smialek

With all present members voting, Chairman Woody declared minutes approved.

Resignation of Derf Eukel, Secretary:

Chairman Woody stated that Eukel had resigned and that we would need someone to complete his term which would expire December 2014.

Motion was made by Eden, seconded by David Wright to appoint DC Wright to be secretary for the Planning and Zoning Commission. With all members present voting in favor, Chairman Woody declared the motion approved.

Public hearing for 403 – 407 S East St:

At 5:07 p.m. the public hearing was opened.

- a. Introduction: Bruce Conway
Conway gave a brief introduction as to why 403 – 407 S East St. was requesting rezoning to R-2 Two Family Dwellings. Currently the property is zoned R-1 Single Family Dwelling and would like to have it rezoned to R-2 for Two Family Dwellings.
- b. Proponents of the Planning Rezoning:
None
- c. Opponents of the Planned Rezoning:
None
- d. Questions by Planning and Zoning
Conway stated he would like to see a text change to allow preexisting duplexes in an R-1 zone instead of spot zoning. Discussion was held.
- e. Public Hearing was closed at 5:25 pm.

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Motion was made by Eden, seconded by David Wright to proceed with proposed text change and bring back to January's meeting for review. The following voice vote was recorded:

AYES: Woody, Eden, DC Wright, Thrasher, and David Wright

NOES: None

ABSTAIN: None

ABSENT: Eukel, Smialek

Chairman Woody declared the motion approved.

Discussion items:

- Alternative to rezoning all duplexes(text change):
Discussed during public hearing.
- Mixed use rezoning of Hickory Street
Discussion was held.

Motion was made by Eden to have a committee formed to study a Mixed Use Business District from the Square to the Business Loop and propose a possible change to current code. Seconded by DC Wright. With all members present voting in favor, Chairman Woody declared the motion approved.

Chairman Woody appointed the following to the committee:

- Dave Eden, Chairman
- David Wright
- DC Wright
- Dennis Thrasher
- Max Springer

Chairman Woody stated he wanted a report at next Planning and Zoning Meeting.

- Business Licenses
Springer stated that if the city had business licenses we would have better information when they needed utilities and if they were in the proper zoning district for the type of business. Discussion was held.
Chairman Woody, instructed city personal to come back to next meeting with a draft copy.

Comprehensive Plan Review:

Springer stated that he has been in contact with Diane Mays and the report is complete just waiting on delivery.

Approval of Conditional Use Permit 710 S. Hickory St:

Conway stated that no Action was needed.

Committee Update on Temporary Signs:

Springer presented to the commission proposed text change for Section 405.550, 405.570, 405.610 and 405.620

Motion was made by David Wright to accept text change as presented. Seconded by Thrasher. With all members present voting in favor, Chairman Woody declared the motion approved.

Chairman Woody directed Conway to set a public hearing for January 10, 2012, at 5:00 P.M. Regarding text change, due to the fact next meeting fell on New Year's Day. Hearing will be on proposed language regarding existing duplexes in an R-1 district.

Old Business:

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None

New Business:

None

Motion to adjourn made by Eden, and seconded by DC Wright. With all members present voting in favor, Chairman Woody declared the motion approved. Meeting adjourned at 6:08 PM.

Respectfully submitted,

DC Wright, Secretary
Shari Weldy
Secretary Designee