

Planning and Zoning Commission  
Meeting Minutes  
October 21, 2019

Attendance: Bill Coleman  
Kelly Rather  
Shane Eoff  
Karen Dill  
Jim Bailey  
Mike Jones  
Jimmy Von Tungeln – Consultant  
Trae Reed – Mayor

**Public Hearing**

Karen Dill called the Public Hearing to order at 6:30 pm. No one from the community had any comments or concerns in regard to amending Section 4.9.5 Review Procedure in the Unified Development Code for the Center Street Overlay District allowing the commission the ability to waive some regulations on a case by case basis. The public hearing was ended at 6:31pm.

**Planning Committee Meeting**

Karen Dill called the meeting to order.

Minutes from the September meeting were read. The minutes were motioned by Jim Bailey to approve and 2nded by Kelly Rather. The minutes were approved unanimously.

The commission reviewed the request by Ariel Hunter to alter her current Conditional Use Permit to increase the number of children her current Daycare Facility can accommodate to 10-16 kids. It was determined that her facility meets all planning and zoning requirements for the upgrade to move forward to the Fire Department and DHS following a public hearing for the new Conditional Use Permit. Kelly Rather made a motion to approve which was 2nded by Jim Bailey. All approved the motion with none opposed. The public hearing was set for November 18<sup>th</sup>, 2019.

The commission reviewed the Home Occupation Approval Request by John Orr to conduct a salon business at his place of residence. The home complied with all criteria, with no modifications needed, in order to conduct business in the family's residence. Signage was discussed in which Jimmy Von Tungeln stated that signs affixed to glass are exempted from signage permitting. Kelly Rater made a motion to approve, Mike Jones 2nded, all approved with none opposed. Keren dill stated no public hearing was necessary, but the Orr's will need to get a business license with the city for the business.

Trae Reed brought the Mallard Point drainage issue to the commission stating that a 15 ft easement addition along with the 10 ft easement already in place will allow for the improvements needed to correct the drainage problems. The increase in the size of the easement will allow for the drainage improvements to drain stormwater runoff from the northern end of the street to the south end and then connect with the railroad ditch which is already used for stormwater drainage. Trae stated that drainage calculations have already been done and show no marginal impact to the existing drainage infrastructure if the Mallard

Point Drainage improvements are made. Trae also furnished an easement survey and drawing to the commission showing the proposed easement expansion. Cost and payment for the project was discussed but no definitive answer was reached. Trae stated that the commission's purpose was to ok if the easement could be expanded. Jim Bailey made a motion to pass the easement expansion, Kelly Rather 2nded, Karen Dill recused herself from the vote due to business interest in Mallard Point, all approved the motion and none opposed.

The committee discussed further the Overlay District concerns and what was being recommended to the City Council. Jimmy Von Tungeln discussed the 6 proposed amendments and how overlay districts can be tricky and tough on businesses. Kelly Rather made a motion to approve the Center Street Overlay District Amendments, Bill Coleman 2nded, all approved with none opposed. Jimmy Von Tungeln to draft up amendments to send to the city council.

Mr. Von Tungeln also brought up that home occupation businesses did not have to come to the city council. The business and homeowners need only a permit with the city.

Kelly Rather made a motion to adjourn. Meeting was adjourned at 7:19 pm.