

Planning Commission Hearing Minutes
Date: September 9, 2019

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Barbara Nicklas – Chair Kelly Russell – Alderman & Secretary Ron Burns Joan Strawson Dorothy Menelas – Alternate		Joe Adkins, Director of Planning/Community Development Scott Waxter, Assistant City Attorney Marshall Brown, City Planner Sherry Kelly, City Planner Tierre Butler, City Planner

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

III. APPROVAL OF MINUTES:

Approval of the **August 12, 2019** Planning Commission Meeting Minutes as amended:

MOTION: Commissioner Strawson

SECOND: Commissioner Menelas

VOTE: 5-0.

Approval of the **August 19, 2019** Planning Commission Workshop Meeting Minutes as amended:

MOTION: Commissioner Strawson

SECOND: Commissioner Menelas

VOTE: 5-0.

Approval of the **September 6, 2019** Pre-Planning Commission Meeting Minutes as amended:

MOTION: Commissioner Strawson

SECOND: Commissioner Menelas

VOTE: 5-0.

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

A. PC19-656FSU, Final Subdivision Plat, Hamilton Place

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of final subdivision plat PC19-656FSU to subdivide one lot into two lots at 46 & 48 Hamilton Avenue.

SECOND: Commissioner Menelas

VOTE: 5-0.

V. CONTINUANCES:

- B. PC18-1118PSU/FSI, Combined Preliminary Plat and Final Site Plan, Visitation Academy**
C. PC18-1120FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Visitation Academy

PLANNING COMMISSION ACTION:

MOTION: Commissioner Burns moved for a continuance to the October 14, 2019 Planning Commission meeting.

SECOND: Commissioner Strawson

VOTE: 5-0.

VI. MISCELLANEOUS:

- D. PC19-74PSU, Preliminary Plat, B&O Properties**

PLANNING COMMISSION ACTION:

MOTION: Commissioner Burns moved for approval to modifications to conditions 1 and 2 for the preliminary plat, PC19-74PSU, with conditions 4, 5, 6 remaining as originally approved, to read:

1. That the Applicant receives approval from the Mayor and Board of Aldermen for the disposition of the portion of B&O Avenue currently owned by the City and proposed for transfer to the Applicant and that a note be added to the preliminary plat stating that prior to final plat recordation, a deed transferring the portion of B&O Avenue depicted on the plat will be executed.
2. That the preliminary plat be revised to eliminate the references to public right of way along B&O Avenue and the area be depicted as City Owned property, including reference to the applicable deeds, and the proposed incorporation of that area into the residential lots.
3. Note #12 be updated to include the date of issuance of the APFO certificates for waterline and sewer line capacity.
4. Revise private utility and access easement label as currently depicted to say "Proposed Private Access and Utility Easement" and delete liber/folio reference.
5. Revise north arrow so that entire symbol is shown on plan and not cut off.
6. Ensure that the western most parking space has a clear depth of 18', per engineering comments.

SECOND: Commissioner Strawson

VOTE: 5-0.

VII. OLD BUSINESS: None

VIII. NEW BUSINESS:

E. PC19-739PCM, Fence Modification, 1629 Shookstown Road
PLANNING COMMISSION ACTION:

MOTION: Commissioner Burns moved for approval of the modification PC19-739PCM to allow for the addition of 3' vertical feet of lattice on top of the existing 6-foot fence for a total fence height of 9' along the side property line adjacent to 1625 Shookstown Road, finding that the request represents a very unique case, finding that:

The applicant is not able to install landscaping screening due to the utility easement and is left with few other viable screening options.

In accordance with Section 309(j):

1. The modification will not be contrary to the purpose and intent of the Code;
2. The modification is consistent with the Community Character and Design Element of the 2010 Comprehensive Plan; and
3. The lattice top is a compensating design features that meet the overall objectives of the requirement.

And in accordance with Section 821(d);

1. The proposed fence, wall, or hedge complies with the sight triangle provision outlined in Section 611(t);
2. The proposed fence, wall, or hedge is consistent with the scale and design of the surrounding community; and
3. The proposed fence, wall, or hedge does not adversely impact the use and enjoyment of other properties in the immediate vicinity.

SECOND: Commissioner Strawson

VOTE: 5-0.

Meeting approximately adjourned at 6:45 pm

Respectfully Submitted,

Jessica Murphy
Administrative Assistant