

**Minutes  
Planning and Zoning Commission  
November 6, 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, Aletha Smialek, and Dennis Thrasher. The following city personnel were also in attendance, Public Works Director Gene Stanton, and City Administrator Max Springer. Absent was DF Eukel, and Code Enforcement Officer Bruce Conway.

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 Smialek to approve the agenda. With all present members voting in favor, Chairman Woody declared the motion approved.

**Minutes:**

Minutes of the last meeting, which was held on Tuesday, October 2, 2012, were presented to the Commission for approval. Eden made a motion, seconded by DC Wright to approve the minutes:

AYES: Woody, Eden, DC Wright, David Wright

NOES: None

ABSTAIN: Smialek, Thrasher

ABSENT: Eukel

With all present members voting, minutes were approved.

**Public hearing for 505 S. Hickory St.:**

At 5:05 p.m. the public hearing was opened.

- a. Introduction: Max Springer  
Springer gave a brief introduction as to why 505 S. Hickory St. was requesting rezoning to B-2. Currently the property is zoned R-1 Single Family Dwelling and would like to have it rezoned to B-2 Central Business District to open up a business.
- b. Proponents of the Planning Rezoning:  
Matt Teel and Chelsea Tudor was in favor of rezoning their neighborhood, they felt that this was a positive step to the neighborhood
- c. Opponents of the Planned Rezoning:  
None
- d. Questions by Planning and Zoning  
Asking for reassurance that we will look at a Central Business district from Pleasant to Sloan and From Market to Vine in the near future.
- e. Public Hearing was closed at 5:11 pm.

Motion was made by Thrasher, seconded by David Wright to approve Rezoning 505 S Hickory Street from R-1 Single Family Dwelling to B-2 Central Business District and proceed to Council. The following voice vote was recorded:

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

NOES: None

ABSTAIN: None

ABSENT: Eukel

## Minutes Approved December 4, 2012

Chairman Woody declared the motion approved.

### **Public hearing for Sidewalk text change**

At 5:12 p.m. the public hearing was opened.

- f. Introduction: Max Springer  
Springer gave a brief introduction as to what was changing on the Code for Sidewalks in Section 510.020
- g. Proponents of the Text Change:  
None
- h. Opponents of the Text Change:  
None
- i. Questions by Planning and Zoning:  
Discussion was held.
- j. Public Hearing was closed at 5:15 pm.

Motion was made by Eden, seconded by DC Wright to proceed to Council with proposed text change. The following voice vote was recorded:

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

NOES: None

ABSTAIN: None

ABSENT: Eukel

Chairman Woody declared the motion approved.

### **Public hearing for Rezoning Duplexes on Misty Creek**

At 5:21 p.m. the public hearing was opened.

- k. Introduction: Max Springer  
Springer gave a brief introduction that when the maps were completed the duplexes on Misty Creek had been zoned as R-1 single family dwelling and needed to be changed the zoning maps to R-2 for Two Family Dwellings.
- l. Proponents of the Planning Rezoning:  
None
- m. Opponents of the Planned Rezoning:  
None
- n. Questions by Planning and Zoning:  
Discussion was held.
- o. Public Hearing was closed at 5:39 pm.

Motion was made by Thrasher, seconded by Smialek to proceed to Council with recommendations to rezone duplexes on Misty Creek to R-2 Two Family Dwellings. The following voice vote was recorded:

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

NOES: None

ABSTAIN: None

ABSENT: Eukel

Chairman Woody declared the motion approved.

**Public hearing for Backyard Cottages**

At 5:40 p.m. the public hearing was opened.

- p. Introduction: Max Springer  
Springer gave a brief introduction with changes to Section 405.050 in the Code
- q. Proponents of the Text Change:  
None
- r. Opponents of the Text Change:  
None
- s. Questions by Planning and Zoning:  
None
- t. Public Hearing was closed at 5:41 pm.

Motion was made by David Wright, seconded by Eden to proceed to Council with recommendations to accept the text change to Section 405.050 in the Code. The following voice vote was recorded:

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

NOES: None

ABSTAIN: None

ABSENT: Eukel

Chairman Woody declared the motion approved.

**Comprehensive Plan Review pages 77-83:**

DC Wright presented changes that the committee made to the comprehensive plan on pages 77-83. Discussion was held.

Motion was made by Eden to accept the changes the committee has made to the Comprehensive Plan. Seconded by Smialek. Chairman Woody declared the motion approved.

**Discussion on Sidewalk Design Standards:**

Springer presented the Current standards and the proposed standards and stated that the changes would be done by Resolution. Discussion was held.

David Wright asked Chairman to be excused from the meeting at 6:02 PM.

Motion was made by Thrasher to proceed to council with Proposed Standards after striking 1B out referring to Hickory Street and changing item 8 from bristle to fine broom finish. Seconded by Eden. Chairman Woody declared the motion approved.

**Discussion on How to Fund Sidewalk Design Standards:**

Springer stated according to code the landowner is responsible for the sidewalks, the following suggestions was presented.

1. City could repair sidewalks and put a lien on the property
2. Ask the community for another sales tax to fund the project
3. City Budget a section every year
4. Apply for Grants

Discussion was held but no decision was made.

**Site Plan Review for Lifebridge Assembly of God:**

## Minutes Approved December 4, 2012

Stanton presented the blue prints for Lifebridge Assembly of God to the commission for review.

Motion was made by Thrasher to proceed to council with the approved site plan for Lifebridge Assembly of God. Seconded by Smialek. Chairman Woody declared the motion approved.

### **Old Business:**

None

### **New Business:**

None

Motion to adjourn made by Thrasher, and seconded by DC Wright. Chairman Woody declared the motion approved. Meeting adjourned at 6:30 PM.

Respectfully submitted,

DF Eukel, Secretary  
Shari Weldy  
Secretary Designee