

**Minutes  
Planning and Zoning Commission  
May 6, 2014**

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

The following members answering roll call: Dave Eden, Dennis Thrasher, Charlotte Woodrum, David Wright, Dallas Gramm and Ed Kimbler. Absent was Aletha Smialek. The following city personnel were also in attendance, Code Enforcement Officer Bruce Conway, City Administrator Max Springer, and Public Works Director Gene Stanton.

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

**Agenda:**

Chairman Thrasher presented the agenda to the Commission. Kimbler made a motion, seconded by Wright to approve the agenda.

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

**Minutes:**

Minutes of the last meeting, which was held on Tuesday April 1, 2014, were presented to the Commission for approval. Eden made a motion, seconded by Kimbler to approve the minutes as presented.

AYES: Eden, Kimbler, Thrasher, Wright, Woodrum, Gramm

NOES: None

ABSTAIN: None

ABSENT: Smialek

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

**Code Change-Schedule of fees**

Conway stated the city personnel are working on the Schedule of fees and recommended that we change a few codes and take the dollar amounts out of the code and just have on the Schedule of fees. This would require a text change to the codes.

Chairman Thrasher instructed Conway to set a public hearing for June 3, 2014.

**Rezone Application for 422 N. Main Street:**

Conway stated that the property at 422 N Main Street is zoned R1 and has applied to be rezoned to B1A.

Chairman Thrasher instructed Conway to set a public hearing for June 3, 2014

**New Street off of Landrum going west into Wal-Mart:**

Springer discussed a proposed new city street from Landrum west to the Walmart project on property owned by Rick Clark. Mr. Clark has requested a smaller width street and less base rock and asphalt as required by current code.

Motion made by Gramm and seconded by Kimbler to recommend to proceed to council with the following conditions.

1. Reduced Requirements
2. Compaction test on sub grade
3. No Parking on Street

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

**Discussion: Homes with smaller footprints:**

Discussion was held to allow smaller square foot homes on non-conforming lots within the older parts of the city. Current code prohibits any home smaller than 1040 square feet or an average square foot of the homes located within 185 foot radius of the lot. After discussion the commissioners decided to change the code to 15 percent of lot size in the older parts of the city.

Chairman Thrasher instructed Conway to set a public hearing for June 3, 2014.

**Discussion on Comprehensive Plan:**

Springer stated the Comprehensive Plan did not get finished. Springer is to go through with his suggestions and send out to the commissioner before next meeting.

**New Business:**

None

**Old Business:**

None

Respectfully submitted,

Dennis Thrasher, Chairman  
Shari Weldy  
Secretary Designee