

## PLANNING COMMISSION MEETING MINUTES

Tuesday, July 17, 2018 @ 7:00 p.m.

**Members Present:** Dave Pierce, Lloyd Mesmer, Sherri Neff, Merle Parks, and Tyler McMahan

**Members Absent:** Jason Krone and Craig Stephan

**Staff Present:** Don Slone, AICP, CFM, City Planner

Chairman Parks called the meeting to order at 7:00 p.m. and asked for a roll call. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the June 12, 2018 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes as written with a second from Commissioner Mesmer. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for the vote. The minutes were approved by a 5-0 vote.

### **New Business:**

Chairman Parks introduced **Item No. 2: Comprehensive Plan Change: BSCP-33: "The Fuel House"** a request to amend the Future Land Use Map of the Comprehensive Plan changing the Land Use designation for 5.96 acres from an Industrial to a Commercial designation located at 611 W. 2<sup>nd</sup> Street. Requested by Robert Mayer for Olde Mill Properties, LLC, property owners of record.

Chairman Parks opened the public hearing at 7:02 p.m. asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Comprehensive Plan Change.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Robert Mayer, Olde Mill Properties, LLC.** He introduced the owners of the property Wylie Saulsbury, Greg and Megan Allison, and Mike Perkins, General Manager. This project will require a downzoning which will be great for the City. I have worked with a lot of historic conversions and this old mill is a perfect project. This building has been an eyesore for the City for many years. They are restoring the old mill and then using it for a place to be a showroom for the cars, coffee shop and a place for relaxing and entertaining. We went door to door and asked the neighbors about their concerns. Most of the neighbors were excited to have the property taken care of. The owners want the community to be proud of this project.

Wallace and Lesa Rittinghouse, 504 S. Bluegrass stated that they were very pleased with the project. The City Planner asked where they lived and they responded that their property abuts the old mill property on the north.

Mr. Mayer then stated that he would be happy to answer any questions from the Planning Commissioner.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he closed the public hearing at 7:13 and called for a motion. Commissioner Mesmer made a motion to approve the Comprehensive Plan Change with a second from Commissioner McMahan.

Chairman Parks asked if there were any additional questions from the Planning Commission.

Chairman Parks stated he wasn't quite sure what this property was going to be used for. Mr. Mayer stated that the thinking on this was to use it as a car club where people are able to show off their cars. There will be requirements to be a member of the club. There is security on the building. The City staff came and had a meeting at the coffee shop a couple of weeks ago.

Chairman Parks asked if there was going to be any car repair going on and Mr. Saulsbury stated no it was a place for people to store their cars.

Commissioner Neff asked if they had 24 hour access and Mr. Mayer stated yes that is why they have the security cameras and security staff there 24 hours.

Commissioner McMahan asked if the coffee shop will be open to the public or just to the members. Mr. Saulsbury stated that at the moment it is just for the members.

Commissioner Pierce stated that this would be a nice addition for the City.

Chairman Parks asked if there were any questions from the Planning Commission. Seeing none he called for the vote. The motion was approved on a 5-0 vote.

The City Planner will present the recommendations to the Governing Body on August 13, 2018.

Chairman Parks introduced **Item No. 3 Rezoning: BSZ-141: "The Fuel House"** a request to amend the Official Zoning Map changing the Zoning classification from an "I-2", Heavy Industrial District to a "C-2", General Business District classification for 5.96 acres located at 611 W. 2<sup>nd</sup> Street. Requested by Robert Mayer for Olde Mill Properties, LLC, property owners of record. This amendment will allow the property to be used for a "private automobile club, event space, and coffee shop".

Chairman Parks opened the public hearing at 7:35 p.m. and asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Rezoning.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he closed the public hearing at 7:38 p.m. and called for a motion. Commissioner Pierce made a motion to approve the Rezoning subject to the listed conditions with a second from Commissioner Mesmer.

Chairman Parks asked if there were any additional questions from the Planning Commission, seeing none he called for the vote. The motion was approved on a 5-0 vote.

The City Planner will present the recommendations to the Governing Body on August 13, 2018.

Chairman Parks introduced **Item No. 4: Site/Landscape Plan: ST-18-109: "Reddi Services"** this request is from C.M. (Skip) Hirst, Hirst and Associates, P.C. for Jay Gravatt, JAG Properties III, LLC, property owners of record. The Site/Landscape Plan is submitted in order to construct a 17,068 square foot office/warehouse building on 3.30 acres, zoned "I-1", Light Industrial District located at 4113 Bonner Industrial Drive.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Site/Landscape Plan with the listed conditions.

Chairman Parks asked if the applicant had any additional items to be addressed by the Planning Commission. **Mr. Skip Hirst, Hirst and Associates, P.C.** stated they were in agreement with the seventeen (17) conditions listed in the Staff Report.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he called for a motion. Commissioner McMahan made a motion to approve the Site/Landscape Plan with the seventeen (17) listed conditions with a second from Commissioner Neff.

Chairman Parks asked if there were any additional questions from the Planning Commission, seeing none he called for the vote. The motion was approved on a 5-0 vote.

Chairman Parks introduced **Item No. 5: Lot Split: LS-122, "Novich Lot Split"** Requested by Vikki and Gary Novich, property owners of record. The Certificate of Survey for the requested Lot Split was completed by Joe Herring, LS, Herring Surveying Company. This request is to move the property line to have the existing detached garage to be located on Tract 2. The detached garage is currently located on Tract 1. The property is zoned A-1, Agricultural District and is located at 320-348 S. 134<sup>th</sup> Street.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Lot Split with the eight (8) listed conditions.

Chairman Parks asked if the applicant had any additional items to be addressed by the Planning Commission. **Vickki Novich, 348 S. 134<sup>th</sup> Street**, stated they are in agreement with the eight (8) listed conditions.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he called for a motion. Commissioner Mesmer made a motion to approve the Lot Split subject to the eight (8) listed conditions with a second from Commissioner McMahan.

Chairman Parks asked if there were any additional questions from the Planning Commission, seeing none he called for the vote. The motion was approved on a 5-0 vote.

Chairman Parks introduced **ITEM NO. 6: Special Use Permit: SUP-138 (Extension): “Overton’s Archery Center”** Requested by Jon Overton, Overton Holdings LLC, property owners of record. The request is for an additional six (6) month extension for the Special Use Permit until December 31, 2018 approved by the Governing Body under Ordinance No. 2442 on January 12, 2017. The property is zoned “A-1”, Agricultural District located at 46 N. 122<sup>nd</sup> Street.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Special Use Permit.

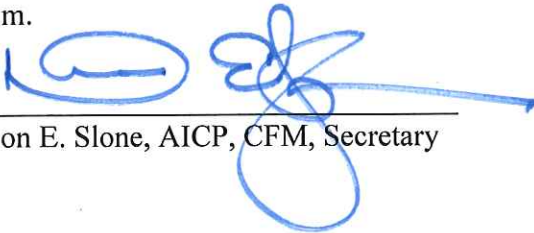
Chairman Parks stated that at the time of the original Special Use Permit application that several of the neighbors showed up with questions and concerns. The Planning Commission granted additional time for Mr. Overton to discuss their issues with the neighbors in regard to what the proposed center. At the second public hearing, no one showed up.

Chairman Parks asked if the applicant had any additional items to be addressed by the Planning Commission. **John Overton, Overton’s Archery Center**, stated they were in agreement with all conditions and they would now be able to complete this project.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he called for a motion. Commissioner McMahan made a motion to approve the Special Use Permit subject to the listed conditions with a second from Commissioner Neff.

Chairman Parks asked if there were any additional questions from the Planning Commission, seeing none he called for the vote. The motion was approved on a 5-0 vote.

Chairman Parks asked if there were any further business. Seeing none, he adjourned the meeting at 8:00 p.m.



Don E. Slone, AICP, CFM, Secretary