



Planning Commission Work Session

MINUTES

MARCH 16, 2010

5:30 PM – 6:00 PM

CONFERENCE ROOM

FACILITATOR	Chairman Robert Whiteley
NOTE TAKER	Judy Merrill
ATTENDEES	Robert Whiteley, Kenneth Hellewell, Tena Campbell, Nathan Miller, Eric Hazen, Gary Pratt, Troy Moyes, and Judy Merrill

Agenda Item #1

REVIEW OF REGULAR AGENDA ITEM(S)

DISCUSSION

Agenda Item 1) Chairman Whiteley took roll call and asked Gary to lead the pledge, Judy to offer the prayer, and Troy to report on the last City Council meeting during the following regular meeting. He assigned Eric to attend and report on the March 23, 2010, Council meeting and Gary to attend and report on the April 13, 2010, meeting.

Agenda Item 2) Chairman Whiteley asked if everyone had a chance to review the minutes. Everyone said they did and already submitted any requested changes to Judy.

Agenda Item 3) Troy referred to a meeting he held with the applicants three weeks earlier to make sure this process went smoothly. They originally requested an accessory structure on their lot. However, the location for the building would be on a separate parcel, and the Ordinance did not allow accessory buildings before primary structures. Therefore, the Commission would deem this warehouse as a primary structure instead. Staff recommended the property owners combine the two parcels so the building would not be straddling a property line, and they were in the process of recording that change. The zoning was industrial adjacent an R-2 zone to the west and a GC zone to the north. The R-2 zone required a buffer. One option for compliance was a 6-foot vinyl fence already in place. There were no buffer requirements for industrial adjacent GC. The applicants would red line their plans due to the currently-drawn setback distances. Based on differing adjacent zones, the structure could not be any closer than 20 feet. Troy met with them on Monday, and they agreed to move the location to comply with this setback requirement. The Fire Department approved the plans, but the Chief was not thrilled about the fire hydrant locations, even though they met the required 200-foot distance. The Chief indicated their intentions for future protection did not include saving this warehouse in case of fire, although they would break down any existing fence or wall to protect the adjacent industrial structures. Kenneth asked about the reason for this location, since it was so far back from the frontage road. Troy pointed out the loading dock for the adjacent primary structure and how that dock would be in line with the warehouse. Commissioners briefly discussed the building's height, vents, and exterior colors. The doors would face north, so they would not be visible from the street.

Agenda Item 4) Ivory Homes sold their previous model and needed to move their operation to this spec home.

Agenda Item 5) Troy explained how their lot fronted 1000 West, had a circular driveway, and provided 7 parking spaces.

Agenda Item #2

DISCUSSION OF TITLE VIII SUBDIVISION ORDINANCE

DISCUSSION

Troy acquired the specs on tool trucks and learned that their sizes and weights, up to 30,000 pounds, would not break cement. His proposed change would only be for up to 20,000 pounds, so the Commission needed only to consider aesthetics in their deliberations. Commissioners then adjourned the work session.