

Draft Minutes for the October 4, 2017 Planning Commission Regular Meeting

PZ-17-039: Public Hearing and recommendation to City Council regarding the proposed rezone from “R-2” Single and Two-Family District To “C-1A” Neighborhood Business District with a Special Use Permit to allow a commercial contractor’s office with outdoor material storage, on Lots 8 and 9, Seidels Subdivision, addressed at 1133 State Hwy 46.

(Applicant: J. Alcorn; Case Manager: M. Greene)

Mr. Greene presented the Staff report and recommended approval of the Type 2 Special Use Permit to allow the outside storage of contractor’s equipment and materials per the proposed site plan, but only with the following requirements, as Staff was unable to identify a unique circumstance or hardship to justify non-compliance with the City’s development standards:

1. The masonry residential buffer walls required in the Zoning Ordinance be constructed adjacent to the one and two-family properties.
2. The storage areas and drive aisles to the storage areas be paved with asphalt or concrete as required by the Zoning Ordinance.

Mr. Greene indicated the percentage in objection exceeded 20%, therefore a super-majority was required for approval at City Council.

Vice Chair Edwards referenced the additional residential uses in the area.

Vice Chair Edwards asked if anyone wished to speak in favor.

Justin Alcorn, 1133 State Highway 46 South, stated he was there to represent the applicant, and the applicant stated they would comply with development standards to build the residential buffer and pave the parking and driveways.

Vice Chair Edwards asked if anyone wished to speak in opposition.

Linda Sewellfree, 651 S. Walnut Ave., wished to speak in opposition. She stated she owned the residential property adjacent to the subject property. She stated she was concerned about drainage and lighting issues associated with the property. She indicated she’d like an 8-foot tall wall to protect her privacy.

Discussion followed.

Motion by Commissioner Laskowski, seconded by Commissioner Tubb, to close the public hearing. The motion carried (5-0-0).

Motion by Commissioner Laskowski, seconded by Commissioner Hoyt, to recommend approval to City Council regarding the proposed rezone from “R-2” Single and Two-Family District To “C-1A” Neighborhood Business District with a Special Use Permit to allow a commercial contractor’s office with outdoor material storage, on Lots 8 and 9, Seidels Subdivision, addressed at 1133 State Hwy 46, with Staff recommendations and the requirement the residential buffer wall be eight feet tall. Motion carried, with Vice Chair Edwards in opposition (4-1-0).