



Planning Commission Minutes February 28, 2023

Members Present: Chris Brenner, Chair
Marie Karas Vice Chair
Ronald Freier

Member Not Present: Donnie Parris
Traci Pittman

Staff Members Present: Michael Berry, Zoning Administrator

I. Call to Order

Mr. Chris Brenner called the meeting to order at 5:30 PM and read the opening remarks.

II. FOIA and Roll Call by Planning & Zoning Administrator, Establishment of a Quorum

Mr. Berry read the FOIA statement, conducted roll call, and established a quorum for the record.

III. Minutes of the Planning Commission

Mr. Brenner asked for a motion to approve minutes from January 24th, 2023. Mrs. Karas made a motion to approve the minutes as submitted. Mr. Freier seconded the motion. All in Favor.

IV. New Business

Mr. Brenner opened the Business Meeting for the following item:

A. AN-2023-02

Mr. West and Mr. Baldwin presented applicants packet, stating Mr. Baldwin is purchasing the TMS: 5-10-00-070.01 requests to move his commercial towing company, Alpha Towing to this property and request Annexation into Town limits.

He plans to build a shop in the rear of the property to store his larger wreckers, and he plans to also purchase the 2 adjacent homes, from Mr. West and will request annexation of those homes upon purchase.

Mr. Baldwin stated the original survey included several lots designed for home construction, but he has purchased the property from Mr. West and combined all parcels into one parcel 4.92 acres, and he will only use 1 driveway to enter the property.

Mr. Berry presented staff analysis.

ACTION- Mrs. Karas made a motion for recommendation of annexation of docket number AN-2023-02, TMS: 5-10-00-070.01 with proposed zoning of GBD1. Mr. Freier seconded motion. All were in favor. Motion carries.

B. FDP-2022-01

Ms. Wilkes presented applicant packet and site plan that outlines the major changes as compared to previous approved Final Development Plat of the FRD.

The changes were associated with the topography and site drainage. Several units were shifted and had to add a secondary stormwater pond, and a perimeter boundary change resulted in change in site acreage.

Mr. Berry presented staff analysis and explained our ordinances require re-submission to planning commission if a change occurs that is defined as a major change.

ACTION- Mrs. Karas made a motion for recommendation to approve the major changes as submitted to the Final Development Plat. Mr. Brenner seconded motion. Motion carries.

C. RZ-2022-04

Ms. Wilkes presented applicant packet and site plan that outlines the major changes as compared to previous approved Final Development Plat of the FRD.

The changes were associated with the topography and site drainage. Several units were shifted and adjustments to the entrance road, slight increase in area of the stormwater pond, and an increase in site acreage.

Mr. Berry presented staff analysis and explained our ordinances require re-submission to planning commission if a change occurs that is defined as a major change.

ACTION- Mrs. Karas made a motion for recommendation to approve the major changes as submitted to the Final Development Plat. Mr. Freier seconded motion. Motion carries.

Other Business

Mr. Berry provided the Commission with the Planning and Zoning Report for the month of January 2023.

Mr. Berry opened a discussion for the Planning Commission thoughts for construction of a shed on a vacant property in a residential district, without a principal structure being constructed. Planning commission believes this should be discussed on an individual basis and this should be presented at board of zoning appeals.

VI. Adjourn

There being no other business to discuss, Mr. Brenner made a motion to adjourn. Mr. Freier seconded the motion. All in Favor. The meeting adjourned at 6:05 p.m.