

Planning Commission Minutes – 06/14/11

Call to Order – Chairman Land called the meeting to order at 6:00pm

Pledge of Allegiance

Invocation

Roll Call:

Present were: Commissioners Pieper, Trumble, Vice Chairman Warren, Chairman Land

Absent were: Commissioner Pope.

Adopt agenda Motion by Commissioner Warren, second by Commissioner Trumble- all in favor.

Minutes: 5/10/11 – motion Commissioner Warren, Second by Commissioner Trumble, all in favor.

Staff announcements – none

Civic: None

Public Business from the floor – none

Continued Business – none

New Business: Public Hearing to consider a resolution amending the Municipal Code Zoning regulations Sec. 9-2.305 as it relates to fencing in residential districts by Resolution 06-14-2011PC

Public:

Elizabeth Monroe – questioned the slab line measurement as she owns a large lot, the slab line is not necessarily going to meet the requirements in some cases.

Bevins provided response and thought that this was a good question, he further demonstrated to the Commissioners by way of drawing the complication that this may present and advised that he believes that a change in wording on the Resolution would be appropriate.

Wally Malendez – questioned duplexes and the lack of dividing fences in the front of the lots, he has seen fencing in the back of the duplex dividing the lots but never usually in the front, he thinks that this should be done.

Vice Commissioner Warren advised that he believes that we cannot make landlords place fencing in the front or the rear of the yard.

Bevins echoed the fence requirements and advised that there are no current policies and or codes that require home owners and property owners to fence their property.

Questions were raised with regards to the new addition of the “manufactured wood” and the definition of such and what were the requirements the made manufactured wood acceptable fence material.

Bevins advised that this should be more defined in the verbiage of the Resolution so that it provides a clearer picture of the acceptable material.

Motion by Commissioner Trumble and second by Commissioner Warren to approve the Resolution with amendments as discussed. – all in favor

Commissioner Reports/Requests

Land – none

Pieper – addressed his concerns about the lack of industrial business and the lack of attention being made to bring them to the City. He explained that over his 20 year questions to City officials that he has been told that the large businesses in town ‘just fell on our laps’. Pieper stressed the importance of attracting large industrial facilities and asked if we could work on this, he also offered his assistance with a project of such.

Pope – Absent

Trumble: Explained that the CCA did not ‘just fall in our lap’, he clarified how the CCA facility came to be.

Warren: Future meeting ideas: look over the Business License application process and maybe look at the ‘types of business’ definition, feels that careful review should take place with the business zoning coeds so as to accommodate the business to the zoning.

Bevins said that this could be addressed by changing the code as it relates to business definitions and permissible uses in zoning districts.

Adjournment – motion by Commissioner Pieper, second by Commissioner Trumble to adjourn the meeting at 6:35pm, all in favor.