

**Special Called
Planning Commission Meeting
Order of Business/ February 29, 2016
Minutes**

ORDER OF BUSINESS

- 1) **Called to Order** by Vice-chairman Edens at 7:00 PM.
- 2) **Roll Call:** Present: Lou Chambers, Melissa McWright, Bob Sanders, Charles Morehead and Charles Edens. Gene Hannah was absent. Also present was Recorder Jamie Mrzena.
- 3) **Business to discuss:** To approve or disapprove the recommendation from BOZA to accept the revised Berryvine Subdivision plat building setback at 18-1/2 feet.
 - a) *Commissioner Chambers moved to discuss; seconded by Mayor Morehead.*
Discussion: Vice-chairman Edens explained that the Board of Zoning Appeals had met, reviewed and voted unanimously to approve Elkins' appeal. There was more discussion explaining that the original plat showed the front set-back as forty feet, but when the foundations were built the front set-backs were only at eighteen and one-half feet and were approved by the building inspector. There is an exception in the Zoning Ordinance at 3.10: Exceptions to Setback Requirements, which states if the surrounding developed lots within 100 feet have structures that are less than the 40 feet front setback, the average of those setbacks will become the new minimum setback. The building inspector measured the surrounding homes with all being less than the 40 foot setback and averaging 18 feet.
 - b) *Mayor Morehead moved to approve revised plat; seconded by Commissioner Chambers.*
No further discussion. **Vote:** Sanders - yes; Edens – yes; Chambers – yes; McWright – yes; Morehead – yes. All favored; motion carried.
- 4) **Adjournment:** *Mayor Morehead moved to adjourn; seconded by Commissioner Chambers.*
Adjourned at 7:17 PM.

Charles Edens, Vice-chairman

Lou Chambers, Secretary

Date Approved