

Planning Commission
Order of Business Oct. 12, 2020
Minutes

ORDER OF BUSINESS

- 1) **Called to Order:** 7:07
- 2) **Roll Call:** Present: Melissa McWright, Bob Sanders, Randy Howington, John Louallen Bill Herbert. Absent: Bo Sanders and Gene Hannah. Also present: Bob Hoge, City Planner and Cindy Beirnes, Clerk
- 3) **Minutes of the Previous Meetings Approval and/or Correction:** Sept. 14, 2020
Motion to approve previous minutes and waive the reading by John Louallen; seconded by Melissa McWright. Motion carried
- 4) **Announcements from the Planning Commission Chairman:** We need to elect a Co-chairman for the Planning Commission
Bob Sanders nominated Bill Herbert as Co-chairman. There were no other nominations.
Motion to approve Bill Herbert as Co-chairman of Planning Commission by Melissa McWright; seconded by Bob Sanders. Vote: McWright-yes, Sanders-yes, Howington-yes, Louallen-yes, Herbert-yes. Motion carried.
- 5) **Reports from other Planning Commission members and/or other Town Officers:** Bob Hoge had a handout that he was to give everyone after the meeting.
- 6) **Hearing of person(s) having business with the Commission:** None
- 7) **OLD BUSINESS:** None
- 8) **NEW BUSINESS:**
 - 8.1 The Trinity Group would like to subdivide the property at 5020 Francis Lane
Motion to discuss by Bob Sanders; seconded by Randy Howington.
Melissa McWright asked if there were going to be 4 structures on the property and if they were tearing down the current house. They will be tearing down the current house and are wanting to put 4 structures on the property.
Randy Howington asked if 2 would face Station Dr. and 2 would face Francis Lane. Possibly one would face Thompson Road. Are you going to match the existing setbacks of the current houses?
Garrett Epps, with Trinity Group, stated that the setbacks for R-2 were 25 feet but they could possibly get 35 foot setbacks. He stated that the square footage of the houses would be between 1200 and 1500 and be hardy siding or something comparable.
Bob Hoge stated that the corner lots would have to have a front setback on the 2 sides that faced the road. It was decided that the Trinity Group would have a new site plan drawn with all utilities and sewer showing but Bob Hoge doesn't think there is enough room for 4 structures. Mr. Epps stated that he was going to consider asking for a variance for the 2 lots that may be a little short but Mr. Hoge stated that they could not do that. Mr.

Herbert is in agreement that a new site plan needs to be brought before the PPC with all the utilities drawn in so they can get a better picture of the proposed lots. Mr. Howington stated that no one would want to see tall and skinny houses when you first turn into Station Drive. It was decided to defer this to the November 9, 2020 meeting in order for the Trinity Group to get new plans showing all utilities, driveways and the building envelope. The Trinity Group would like to donate the Memorial to the Town and want to know what they need to do in order to do this. Mayor Louallen stated that it would have to go before the Board of Mayor and Alderman to see if the Town would accept the donation. Mayor Louallen will also get with the Attorney to see what needs to be done.

9) **Adjournment: 7:37**

John Louallen, Mayor

Melissa McWright, Secretary

Date