



Planning Commission Order of Business October 9, 2023 Minutes

ORDER OF BUSINESS

- 1) **Called to Order: 7:26 pm**
- 2) **Roll Call:** Present: Gene Hannah, Melissa McWright, Bill Herbert. Absent: Randy Howington, Jason Picanzo, John Louallen. Also present: Jessica Hill, Planner, Martha Brooke Perry, Attorney and Cindy Beirnes, Clerk.
- 3) **Minutes of the Previous Meetings Approval and/or Correction:** August 14, 2023
Motion to approve previous minutes and waive reading by Bill Herbert; seconded by Melissa McWright. Vote: All present in favor; motion carried.
- 4) **Announcements from the Planning Commission Chairman:**
The Pegram Community Club will hold a spaghetti supper Oct. 21st from 5 – 7 pm.
- 5) **Reports from other Planning Commission members and/or other Town Officers:** None
- 6) **Hearing of person(s) having business with the Commission:** None
- 7) **OLD BUSINESS:**
7.1 Storage building (20 x 20) on concrete slab at 4534 Sunnyfield Dr. (deferred from Aug. 14, 2023 meeting as applicant did not come to meeting or provide any site plan)
Site plan has been provided and applicant was asked to be at Oct. 9th meeting to answer any questions.
Mr. Morales was told that he could not have a second drive on the property due to not enough road frontage. He will also need to show on the site plan where the septic tank, field lines and utility lines and easements are located. When this is done a permit can be given.
Motion to approve pending the above things are located on site plan by Bill Herbert; seconded by Melissa McWright. Vote: All present in favor; motion carried.
- 8) **NEW BUSINESS:**
8.1 Garage with bonus room at 5520 Riverview Dr.
Applicant was not at meeting to answer any questions. The existing detached garage and the proposed garage have the existing property lines going through them and do not meet the setbacks. The resident doesn't want the existing property lines moved for tax purposes. There are several issues that will need to be addressed before this can be approved. The applicant was informed by the planner that there were several issues.
Motion to approve the garage with bonus room at 5520 Riverview Dr. by Bill Herbert; seconded by Melissa McWright. Vote: All present opposed; motion failed.

8.2 Bond Extension for The Farm at Cedar Valley (Cedar Valley Court subdivision)

The bond for this project is good until Oct. 4, 2024 so there is no extension needed until that time. There are two houses completed and sold with two more to be built. Jessica Hill, planner, said that the bond is good for two years so there is no action for this board to take tonight. The bond expires Sept. 26, 2024 but can be extended for another year. It would have to be brought before the Planning Commission and they would have to approve the extension and it would then be brought before the Board of Mayor and Alderman to request their final approval.

9) **Adjournment:** 7:58 pm

Motion to adjourn by Bill Herbert; seconded by Melissa McWright. Vote: All present in favor; motion carried.

Gene Hannah, Chairman

Melissa McWright, Secretary

Date