Planning Commission
Order of Business September 9, 2024
Minutes

ORDER OF BUSINESS

1) **Called to Order:** 7:00 pm

2) **Roll Call:** Present: Gene Hannah, Melissa McWright, Bill Herbert, Jason Picanzo, Charles Morehead. Absent: Randy Howington. Also Present: Jessica Hill, Planner, Martha Brooke Perry, Attorney and Cindy Beirnes, Clerk.

3) **Minutes of the Previous Meetings Approval and/or Correction:** August 12, 2024
Motion to approve previous minutes and waive reading by Bill Herbert; seconded by Jason Picanzo. Vote: All present in favor; motion carried.

4) **Announcements from the Planning Commission Chairman:** Gene Hannah welcomed new Mayor, Charles Morehead.

5) **Reports from other Planning Commission members and/or other Town Officers:** None

6) **Hearing of person(s) having business with the Commission:**
Susie Coleman of 4502 Scenic View Drive voiced concerns regarding the lack of information for item 8.2

7) **OLD BUSINESS:** None

8) **NEW BUSINESS:**

8.1 Robert Connor-Approve lean to addition on pole barn at 5520 Riverview Dr.
Motion to discuss Mr. Connors request by Charles Morehead; seconded by Bill Herbert. Mr. Connor would like to add a lean to on his pole barn. He has the site plan showing that the lean to would be out of the flood zone. Ms. Hill requested that he send a PDF copy of the site plan with this addition for her records. Motion to approve Mr. Connor's request by Charles Morehead; seconded by Melissa McWright. Vote: All present in favor; motion carried.

8.2 Request to rezone the river side of Hwy 70 from R-4 to C-1. The existing C-1 request is to put a parking lot.
The planner stated that the application is for two items and they will need to be done separately. The rezone map and parcel is 095 005.02. As far as the rezoning, there is split zoning and the planning commission will need the name and address of the owner along with written permission and a written legal description of the property.

The planner stated that for the parking lot with the same map and parcel, 095 005.02, will need a site plan and information that they will have the required number of parking spaces along with the required number of handicap spaces. The Trinity Group has withdrawn the request for both and will re-file for both of these issues separately when they have the required paperwork.

8.3 Discuss the Subdivision Regulations and Updating them to Align with the Zoning Ordinance.
Motion to move forward with aligning the Zoning Ordinance and the Subdivision Regulations. Also to change some of the requirements so that some accessory buildings and such will not be required to come before the planning commission but the codes department would be able to make those decisions by Bill Herbert; seconded by Charles Morehead. Vote: All present in favor; motion carried.

9) **Adjournment:** 7:25 pm
Motion to adjourn by Melissa McWright; seconded by Jason Picanzo. Vote: All present in favor; motion carried.

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Gene Hannah, Chairman	Melissa McWright, Secretary	Date