PLANNING COMMISSION MINUTES

November 13, 2002

Planning Commission Members Present: Thomas Weyrick, Wayne Printz, Madelyn Dixon, Daniel Talbot and Troy Lester

Staff Present: Donna Gooden and Todd McCoy

Call to Order

Mr. Weyrick called the meeting to order.

MINUTES

D. Talbot moved, seconded by M. Dixon to approve the minutes for October 16, 2002.

YEAS: W. Printz, M. Dixon, D. Talbot and T. Lester

The motion carried 4-0

Comprehensive Plan

Mr. Weyrick introduced Bill Strider from the Shenandoah Planning District. Mr. Strider gave some background information on the Shenandoah Planning District and spoke of some of the projects they have worked on for other localities. Mr. Strider stated that a comprehensive plan should be updated every five years. Mr. Weyrick stated that what the Planning Commission needed was 1) Format the historical section so that it could be easily updated every five years. 2) Help with putting together the necessary maps needed for the comprehensive plan and 3) the commission needs to discuss where they see the community going with some input from Mr. Strider on what he thinks should be included. Mr. Warrick asked for a copy of another town about our size to see what the Comprehensive Plan looks like.

Benny King-Setbacks for R-5

Mr. King stated he had purchased some land on Wirt Avenue to put in entry level housing. Mr. King stated that he had three things he would like for the town to do. First Mr. King stated that he needed clarification on the side yard setbacks. Next Mr. King would like for the town to vacate the streets that are no longer being used in that area. These are streets that have never been opened. Mr. King stated that he would be willing to buy those streets from the town. Mr. King would also like for the town to vacate the alley that separates his land. Mr. King owns all the land back to the creek. Last Mr. King stated that he would like to change this area from C1 zoning to R5. Mr. King stated that this was in the flood plain but you could build there. Mr. King stated that what he would like is to be exempt from the corner lot requirements.

Other Business

Mr. Weyrick stated that Bill Holt said he would serve on the commission if appointed. Mr. Weyrick stated that he would like to recommend that Bill Holt be appointed. The Planning Commission by consensus recommends Bill Holt.

Mr. Weyrick stated that the reason for having a secretary was because taking notes keeps the commissioner away from the discussion. Mr. Weyrick stated that he would like to see someone other than a commissioner

continue to do this. Todd McCoy stated that if a secretary was hired for him then that would be one of their obligations.

Todd McCoy stated that he has a homeowner at 551 Shenandoah Avenue who purchased a house that had been made into three apartments. This property is zoned M1 light industry. What he would like to do is make another apartment. Tom Weyrick stated he could remodel but he could not add another apartment.

Adjournment

As there was no further business, Mr. Weyrick adjourned the meeting.

Signature - Chairman

Signature - Secretary