PLANNING COMMISSION MINUTES

October 16, 2002

Planning Commission Members Present: Thomas Weyrick, Madelyn Dixon and Daniel Talbot

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 June 4, 2002.

YEAS: M. Dixon and D. Talbot

The motion carried 2-0

Comprehensive Plan

Todd McCoy stated that he had talked to Bill at the Shenandoah Planning Commission and he was unable to attend tonights meeting. The next available date he would haven would be on November 6, 2002. Todd McCoy stated that he had told Bill that council had set aside $8000.00 to complete the Comprehensive Plan. The more information the Planning Commission provides the cheaper it will be. The meeting with the Shenandoah Planning Commission was set for November 13, 2002.

The Planning Commission meetings have been changed to the 2nd Wednesday of each month by consensus.

Home Occupation-Wirt Avenue

Mr. Glenn Isom at 434 Wirt Avenue would like to use a garage on his lot to repair guns. Mr. Isom will be repairing guns with approximately a couple of customers a day. Parking will be available with access from the alley. ATF needs for Mr. Isom to have an established location. There will be no shooting in town and at this time there will be no gun sales. The fire department will need to inspect the property. There will need to be a public hearing and all the surrounding landowners notified.

D. Talbot moved, seconded by M. Dixon to send to council a motion for a home occupation permit at 434 Wirt Avenue in the name of Glenn Isom and Margaretta Dean for purpose of working on guns and repair, pending approval of Fire Department, with a special requirement that Mr. Isom and Ms. Dean abide by all local and federal laws governing this occupation.

Sign- Rockingham Heritage

Rockingham Heritage new branch manager Mr. Galvin would like to advertise interest on CD's and Home Mortgages. The sign that is there has enough square footage, but because of the height requirements he cannot do this. Mr. Galvin asked about a folding sign but this is considered a temporary sign and could not be displayed longer than thirty days. It was recommended to attach sign to the side of pole instead of coming down with it. Sign would have to go back toward parking lot.

Other Business

Todd McCoy welcomed Mrs. Dixon to the Planning Commission. Todd McCoy submitted Troy Lesters name to be considered for the Planning Commission. Mr. Lester owns Sovereign Construction Company. There will still be one vacant seat.

Todd McCoy stated that the county had sent a preliminary plat for the new subdivision west of town. This will be annexed in the future. The subdivision will have 81 lots. The county asked for any input or suggestions we may have. Dan Talbot thinks we are doing a disservice to have requirements that the county doesn't. The planning commission recommends a street light every two hundred yards and at intersections. It was also recommended to make provisions for walking along the road. The planning commission would like to see the set back requirements as close to R-2 as possible. Tom Weyrick stated that if the platt is approved and there is no changes then itis approved, if we annex then any out of code problems would need to be addressed.

Adjournment

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

Signature - Chairman

Signature - Secretary