

Planning Commission Hearing Minutes
DATE: May 08, 2017

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Arlene Perkins – Vice Chair	Barbara Nicklas – Chair	Joe Adkins, Deputy Director of Planning
Kelly Russell – Alderman & Secretary		Scott Waxter, Assistant City Attorney
Ron Burns		Tierre Butler, City Planner
Katie Isaac		
Alan Imhoff – Alternate		

I. ANNOUNCEMENTS:

Mr. Adkins advised the Planning Commission that May 19th is Bike to work day and all registered participants will meet at Hood College at 6:30am.

II. APPROVAL OF MINUTES:

Approval of the **April 10, 2017** Planning Commission Meeting Minutes as amended:

MOTION: Commissioner Imhoff

SECOND: Commissioner Burns

VOTE: 5-0.

Approval of the **April 17, 2017** Planning Commission Workshop Minutes as amended:

MOTION: Commissioner Imhoff

SECOND: Commissioner Burns

VOTE: 5-0.

Approval of the **May 5, 2017** Pre-Planning Commission Minutes as amended:

MOTION: Commissioner Imhoff

SECOND: Commissioner Isaac

VOTE: 5-0.

III. PUBLIC HEARING-SWEARING IN:

“Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth.” If so, answer “I do”.

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen – requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

V. CONTINUANCES:

A. PC17-128ANX, Annexation, Renn Properties, Gas House Pike

PLANNING COMMISSION ACTION:

MOTION: Commissioner Imhoff moved to approve a 30 day continuance for PC17-128ANX, Annexation for Renn Properties off of Gas House Pike.

SECOND: Alderman Russell

VOTE: 5-0

VI. MISCELLANEOUS:

B. PC17-12PCM, Planning Commission Modification, 462 W. South Street KAI Properties

Ms. Butler entered the entire staff report into the record. There was no public comment on this item.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Imhoff moved to approve modification PC17-12PCM to allow a 6’ tall wood, board on board fence along the front property line in absence of the principal structure, based on compliance with the modification criteria established under Section 309(j) and Section 821(d) of the LMC.

SECOND: Commissioner Isaac

VOTE: 5-0

VIII. NEW BUSINESS:

- C. **PC17-231PSU, Preliminary Subdivision Plat, 126 S. Carroll Street**
- D. **PC16-962FSI, Final Site Plan, 126 S. Carroll Street**

Ms. Butler entered the entire staff report into the record. There was no public comment on this item.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Imhoff moved to approve a modification to Section 606(a) to allow the required yards of the proposed lots to be occupied by the drive aisles to serve the remaining units of the 126 S. Carroll Street development finding that:

1. The previous construction on the Property results in unusual conditions that makes it impractical or undesirable to insist upon strict adherence; and
2. The modification does not conflict with the general purpose and intent of the regulation subject to the modification as the surface parking does not impede the provision of light, air, or access to the subject lots or adjoining properties and that the proposal does not otherwise conflict with any other applicable regulations that require open/green space; and
3. The modification does not conflict with any provision of the Comprehensive Plan or with the general purpose and intent of these regulations as the modification facilitates the creation of fee-simple lots, which supports policy goals of the Land Use Element, the Community Character and Design Element, and the Housing Element.

SECOND: Commissioner Isaac

VOTE: 5-0

PLANNING COMMISSION ACTION:

MOTION: Commissioner Burns moved to approve of the Preliminary Subdivision Plat, PC17-231 PSU for the creation of four new townhouse lots based on compliance with all of the applicable criteria of Article 5, the zoning regulations of Articles 4, the design and the development standards of Articles 6 and 7 as well as the finding that the proposal is adequately served by public facilities with the following conditions:

1. Add the Preliminary Subdivision case number in the title block.
2. Add the case number for the HPC Level I approval to Note 22.
3. Revise Note 28 to read Exempt per Section 4-5(a)(3).
4. Revise all references for proposed easement to eliminate the space required for the recording reference (L. F.). All easements will be recorded prior to final subdivision plat recordation.
5. Revise the Planning Commission modification note to indicate the date of approval for the modification to Section 606(a) pending its approval.

SECOND: Commissioner Imhoff

VOTE: 5-0

PLANNING COMMISSION ACTION:

MOTION: Commissioner Burns moved to of the Final Site Plan PC16-962FSI to construct four townhouse units based on compliance with all of the applicable criteria of Articles 4, 5, 6, 7, 8 and 12 of the LMC and consistency with the 2010 Comprehensive Plan with the following condition:

1. Revise Note 21 to indicate the recording reference for the previously executed site plan enforcement agreement.
2. Revise the Lot2A parking space so that it is no longer designed as accessible.

SECOND: Commissioner Isaac

VOTE: 5-0

Meeting approximately adjourned at 6:16pm

Respectfully Submitted,

Jessica Murphy
Administrative Assistant

APPROVED 06/12/2017