

Planning Commission Minutes
Regular Meeting – March 14th, 2013
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Mr. Jim Antonides, Mr. Tim Conway, Mr. Neill Cox, Mr. Roger Dougherty (Chairman),
Mr. Jerry Ford, Mrs. Kimberly Mallinson, Mr. Don Turner, City Planner Clifford McDonald

1. Chairman Dougherty called the meeting to order at 7:00 p.m.
2. Chairman Dougherty asked all to stand for the “Pledge of Allegiance”

3. Roll Call of Members:

Commissioner Antonides	Aye
Commissioner Conway	Aye
Commissioner Cox	Aye
Commissioner Dougherty	Aye
Commissioner Ford	Aye
Commissioner Mallinson	Aye
Commissioner Turner	Aye

4. Consideration of the Minutes, February 13, 2013. Mr. Ford asked that the February minutes be corrected to reflect the Zoning Ordinance he presented was from the City of Shawnee, not the City of Mission as shown in the minutes submitted for approval; Commissioners identified four (4) sentences that required subsequent correction to the City of Shawnee. No other corrections/revisions to the minutes were presented. Motion Made, Seconded & Passed (MMSP) to accept the minutes as corrected. (Mr. Conway, 2nd by Mr. Ford,).

5. Consideration of the Agenda: Reviewed: Motion Made, Seconded & Passed (MMSP) to accept as written. (Mr. Conway, 2nd by Mr. Cox).

6. Old Business:

A. The Planning Commission continued the review and discussion of Commercial Zoning Districts: CP, C1, and C2 to allow Permitted Uses instead of only Special Use Permits. Commissioner Conway presented the Planning Commission members with an Excel Spreadsheet he created for the City of Peculiar’s Zoning Districts based upon the City of Shawnee’s Permitted Use Matrix. In addition Commissioner Conway gave Mr. McDonald the Excel File on a CD for future use and filing. The “Peculiar Code Standards Uses” Matrix drafted by Commissioner Conway consists of thirteen (13) pages which cross-referenced Land Use Category by Peculiar’s Zoning Districts – extremely useful, which represents a ton of work by Commissioner Conway. Mr. McDonald recognized Commissioner Conway’s effort & dedication, and awarded him an honorary “Gold Star” as a result. Following additional discussion by the Commission on the Land Use Matrix, Mr. McDonald recommended the Commission proceed line-item by line-item with discussion and subsequent decision on which Zoning District(s) each Land Use Category would be permitted for and reflect that on the Matrix. The Commission discussed the Zoning Districts listed and agreed to amend them to include the CO, Commercial Office District and also a column for I-1, Light Industrial. NOTE: The City Municipal Code lists “District O-C” Office Commercial, not CO. The Commission then proceeded to hold discussion and review of each listed use, identified which District it should be approved for, and whether it would be considered a “Permitted Use” or a “Special Use.” Commissioner Antonides stressed his belief that more use should be made of, and allowed in District O-C. His concern was allowing too much Office Use to occupy Commercial property, Office use does not create near the revenue for the City as Retail Commercial. Commissioners agreed with his concern, and reflected that view in their subsequent assignment/approval of Zoning Districts for Offices. The Planning Commission continued the review of the Matrix and completed the first two (2) pages of the spreadsheet. The Commission reaffirmed that this process may be lengthy, however the revision to the City Ordinance regarding Commercial Zoning and Land Use should be treated as a ten (10) year vision for the City and not a short-term fix. The Commission agreed to continue their review and approval of each line-item Land Use at the next meeting.

7. New Business: None presented.

8. Commissioner's Comments: No comments presented.

9. Next Meeting Date: Scheduled for April 11th, 2013.

10. There was no further business; Chairman Dougherty called for a motion to adjourn. Commissioner Ford motioned to adjourn, seconded by Commissioner Turner, MMSP; Meeting adjourned at 8:35 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.