

Planning Commission Minutes
Special Meeting – June 20th, 2013
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Mr. Jim Antonides, Mr. Tim Conway, Mr. Neill Cox, Mr. Jerry Ford,
Mrs. Kimberly Mallinson and City Planner Clifford McDonald

1. Acting Chairman Conway called the meeting to order at 7:00 p.m.
2. Acting Chairman Conway 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	Absent
Commissioner Ford	Aye
Commissioner Mallinson	Aye
Commissioner Turner	Absent

4. Consideration of the Minutes, June 13, 2013. Mr. Conway asked if there were any corrections or additions to the minutes – none were presented: Motion Made, Seconded & Passed (MMSP) to accept the minutes as presented. (Mr. Ford, 2nd by Mr. Cox).

5. Consideration of the Agenda: Agenda was reviewed: Motion Made, Seconded & Passed (MMSP) to accept as presented. (Mr. Antonides, 2nd by Mr. Ford).

6. New Business:

A. The Planning Commission held the Public Hearing on the Special Use Permit Application, SUP-2013-01 submitted by GC & GH Enterprises. Inc. for their property at 117 N. Main Street. The SUP is a request to permit the Overnight Boarding of dogs at their proposed Dog Day Care facility. Mr. McDonald reviewed the Staff Report on their SUP application which addressed the criteria the Commission would base their decision upon (per City Ordinance) and ultimately determine a “Finding of Fact” which would approve/disapprove the SUP Application. Greg Hobson spoke on behalf of GC & GH Enterprises in favor of the SUP and explained their proposed business plan, rough floor plan, fencing for the exercise yards and potential expansion to provide indoor exercise areas and an apartment. Greg Chaney also spoke in favor of the SUP and discussed pet and community/school service programs they would like to initiate. Joni Villareal also spoke in favor of the SUP and expressed her desire for the City to have a pet care & grooming center available both for her dogs and for non-residents to travel to the City for. Mr. McDonald introduced Brenda Conway (representing DPACD Committee) who spoke against the SUP both for the overnight boarding of dogs and for the outside exercise areas as being noisy and disruptive to the A-C District and nearby residents. Mr. Gary Hobson Sr. spoke in favor of the SUP, and stated that the City needs to do something different to both grow and to attract new business and customers to downtown. After discussion finished, Mr. Conway asked for a Motion to approve Special Use Permit SUP-2013-01 for the Overnight Boarding of dogs at 117 N. Main Street; Mr. Ford moved the SUP be approved subject to the following Four (4) Conditions:

1. The Special Use Permit shall not be transferable to another business, owner or location.
2. The Special Use Permit shall expire five (5) years from the effective date of the Resolution approving the SUP.

3. The overnight boarding of dogs at the business facility shall conform to the Noise requirements for District A-C, which states the maximum Noise Level shall not exceed 55 dbA between the hours of 10:00 pm and 7:00 am.
4. The Board of Aldermen may consider revoking this Special Use Permit should there be three (3) documented noise/disturbance complaints from a neighbor (IAW SECTION 205.005: ENFORCEMENT OF PROVISIONS) within any six (6) month period due to the overnight boarding of dogs at this facility.

Motion Seconded by Kimberly Mallinson.

B. Roll Call Vote to approve the Special Use Permit, SUP-2013-01, for 117 N. Main Street to permit the Overnight Boarding of dogs:

Antonides; Aye; Conway Nay ; Cox Aye ; Ford Aye ; Mallinson Aye ;

SUP-2013-01 Approved by the Commission by a vote of 4:1.

7. Old Business:

The Planning Commission discussed its continued review and development of “Permitted Uses” within the City’s Zoning Districts with the revised Matrix. There still remain three and one-half (3-1/2) pages to complete since adding the permitted uses for the I-2, Heavy Industrial District. As the meeting was approaching 8:30 pm it was decided to defer this action until the next meeting.

8. Commissioner’s Comments: No comments were presented.

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

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