

Planning Commission Minutes
Regular Meeting – August 8th, 2013
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Mr. Roger Dougherty (Chairman), Mr. Jim Antonides, Mr. Tim Conway, Mr. Neill Cox
Mr. Jerry Ford, Mrs. Kimberly Mallinson, Mr. Don Turner and 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, July 11, 2013. Mr. Dougherty 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. Ford, 2nd by Mr. Turner).
6. New Business:
 - A. Mr. McDonald briefed the Planning Commission on the update to the City’s Official Zoning Map. The City is scheduled at Cass County Circuit Court on October 8th, 2013 to finalize annexation of properties along the E. 211th Street corridor. Mr. McDonald stated that if the Circuit Court rendered a Declaratory Judgment in favor of the annexations a Public Hearing before the Commission for the Zoning Map Amendments will be scheduled. Mr. Ford asked about which properties were annexed along the East 211th Street Corridor and their expected zoning, Mr. McDonald explained they are mostly A-G, in accordance with State Statute and the “Plan of Intent” the City approved. Mr. Dougherty asked if the Court could disapprove the annexation, and Mr. McDonald explained the City did not foresee anyone contesting the annexation however the Circuit Court may still rule either for or against.
7. Old Business:

The Planning Commission began the review of “Permitted” and “Special” Uses within the City’s Zoning Districts identified in the completed Land Use Matrix. The Commission reviewed each page to identify Uses which were redundant or not really needed for Peculiar. The Commission combined Drinking establishments, Taverns and Bars into one Use, and discussed at-length Convenience Stores, Service Stations and Gas Stations as part of their review effort. Several Uses were combined which had identical Permitted Land Uses and several others (such as Fair Grounds) were deleted. The Commission completed almost 10 pages of 13 pages total and will finish the final review at the September meeting.
8. Commissioner’s Comments: Mr. Cox asked the status/results of the Special Use Permit for the Overnight Boarding of Dogs which the Commission had approved. Mr. Turner briefed the Commission that the SUP was not approved by the Board of Aldermen at their meeting, after extensive presentations and discussion.

9. Next Meeting Date: Scheduled for September 12th, 2013.

10. There was no further business; Chairman Dougherty called for a motion to adjourn. Commissioner Ford motioned to adjourn, seconded by Commissioner Conway, MMSP; Meeting adjourned at 9:00 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.