

Planning Commission Minutes
Regular Meeting – January 9th, 2014
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, December 12, 2013. Mr. Dougherty asked if there were any corrections or additions to the minutes; hearing none, 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; Mr. McDonald stated there were no changes or amendments to the Agenda. Motion Made, Seconded & Passed (MMSP) to accept the Agenda as presented. (Mr. Ford, 2nd by Mr. Antonides).

6. New Business:

A. **NOMINATION & ELECTION OF PLANNING COMMISSION CHAIRMAN:** Mr. McDonald briefed the Planning Commission that the position of Chairman was an annual election, not a life sentence, and the term runs annually from January thru December. This Business item is housekeeping in nature and no reflection on the performance of Mr. Dougherty. Chairman Dougherty opened the floor to Nominations, Mr. Ford nominated Mr. Dougherty for Chairman and commented on the outstanding job he has done this past year. No other nominations were forthcoming. Motion Made, Seconded & Passed to Close Nominations (Mr. Turner, Seconded by Mr. Cox). Roll Call Vote to Elect Mr. Dougherty as Chairman:

Mr. Antonides Aye, Mr. Conway Aye, Mr. Cox Aye, Mr. Dougherty Aye, Mr. Ford Aye,
Mrs. Mallinson Aye, Mr. Turner Aye. Mr. Dougherty Elected to Chairman by a Vote of 6:0.

B. **PUBLIC HEARING: AMENDING SECTION 400.1400: SAFE ROOMS:** Mr. McDonald briefed the Planning Commission on the Board of Aldermen’s request to revisit amending SECTION 400.1400: SAFE ROOMS. Mr. McDonald reviewed the issues presented and discussed during the previous Board action on the amendment. The Board was split between requiring Safe Rooms for resident’s Safety and/or allowing the “Market” to govern their availability - thus minimizing government involvement. Mr. McDonald presented the revised Safe Room Ordinance to allow for waivers in District R-1 and includes several Exceptions which are part of the existing ordinance. The Planning Commission discussed the additional cost Safe Rooms present, that the only City in Cass County requiring them is Pleasant Hill, and the concern of allowing waivers for this safety provision while wanting to minimize government (City) requirements. There were no Public Comments.

C. ROLL CALL VOTE TO APPROVE AMENDING SECTION 400.1400: SAFE ROOMS:

Chairman Dougherty asked for a motion to approve the Amendments to SECTION 400.1400: SAFE ROOMS; MMSP to approve as presented (Mr. Ford, 2nd by Mr. Cox). Roll Call Vote to approve the Amendment:

Mr. Antonides Aye, Mr. Conway Aye, Mr. Cox Aye, Mr. Dougherty Aye, Mr. Ford Aye, Mrs. Mallinson Aye, Mr. Turner Nay. Amendment approved by a Vote of 6:1.

7. Old Business:

A. REVIEW AND DISCUSSION OF CHAPTER 400 CHANGES, LAND-USE MATRIX:

Mr. McDonald briefed the Commission on the updates presented in their packets which primarily addressed the proposed changes to District A-C and asked if they had any questions or comments. Mr. McDonald stated the only item which was yet to be resolved was the square footage requirement in District A-C which requires a Special Use Permit. There are three options to consider: leave the requirement as is, increase the minimum square footage to something around 3,500 to 4,000 square feet or to waive the requirement for everything except "New" construction. Discussion ensued regarding the number of buildings impacted, where they were located, and the desire to retain the review process for larger developments.

Brenda Conway addressed the Commission and commented that the City created the District to promote "Small" shops and grow a vibrant and diversified shopping area which would not be overwhelmed by large single businesses. She also discussed several changes, based upon the existing City Ordinance which addressed the review process and square footage. Brenda stated the DPACD Board of Directors discussed this topic at their meeting and their desire is to retain the existing square footage requirement of 2,000 square feet. Following additional discussion by the Commission the existing requirement was left unchanged.

No other changes to the Land-use Matrix or the Amendments to Chapter 400 to incorporate it were discussed or presented. Mr. McDonald informed the Commission the Public Hearing for the Land-use Matrix would be held at their next meeting scheduled for February 13th, 2014.

8. Commissioner's Comments: No other Comments were presented.

9. Next Meeting Date: Scheduled for February 13th, 2014.

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