

Planning Commission Minutes
Regular Meeting – February 13th, 2014
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Mr. Roger Dougherty (Chairman), Mr. Jim Antonides, 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	Excused
Commissioner Cox	Aye
Commissioner Dougherty	Aye
Commissioner Ford	Aye
Commissioner Mallinson	Aye
Commissioner Turner	Aye

4. Consideration of the Minutes, January 9, 2014. 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 Mrs. Mallinson).

6. New Business:

A. PUBLIC HEARING: AMENDING ELEVEN (11) SECTIONS OF CHAPTER 400 AND THE PROPOSED ADDITION OF THREE (3) NEW SECTIONS INTO CHAPTER 400 OF PECULIAR’S MUNICIPAL CODE TO IMPLEMENT THE APPROVED LAND-USE-TABLE (MATRIX) FOR DISTRICTS AG, C-1, C-2, O-C, C-P, I-1, I-2 AND A-C TO IDENTIFY PERMITTED, SPECIAL PERMITTED AND EXCLUDED USES IN THESE ZONING DISTRICTS.

Mr. McDonald reviewed the nominal changes made to both the proposed Ordinance and Land Use Table since the Commission’s last meeting. Upon final review by City Staff and the City Attorney minor changes were made to definitions, District A-C for 2,000 Square Foot Special Permit requirement, addressing Adult Entertainment Special Permit references, specifying the Dash (-) meaning in the Land Use Table, and developing a Table “Key” for clarification. Several minor changes were also made to the Land Use Table itself which included: adding a Heading over the Zoning Districts, adding Footnotes for District A-C and several specific Land Use Categories, and adding a Manufactured Home Development Category to remain consistent with the current Zoning Regulations. Mr. McDonald asked the Commission if there were any questions on the changes presented to the Ordinance and Land Use Table – none were presented. Chairman Dougherty asked if there was any Public Comment either for or against the proposed Amendments and Land Use Table – none were presented.

Mr. Antonides commented on the Height & Area Restrictions (setbacks) for District C-2 and how it was permissible to build to the front and side property lines which seemed extreme, he also mentioned there was no height restriction for the District. Discussion ensued on Setbacks and height restrictions on District C-1 as well, and whether to postpone voting on the Ordinance being presented until these other items were reviewed. The Commission agreed that it was more important to complete the Land Use Table (Matrix) to provide approved Land Uses which is what they have worked on for ten (10) months than to start another topic and delay the Matrix by months. Mr. Antonides and Mr. Cox asked to address the Height & Area Restrictions of these districts (C-1, C-2 and C-O) as a future business item; Mr. McDonald agreed to identify these for future business of the Commission. Carrie Robinson addressed the Commission and asked for them to move forward

with the Approved Land Use Table and suggested they complete this action first before starting another. She also commented that both references included in an Ordinance being presented for passage, and the changes to the existing Ordinance(s) should be presented to the Commission for clarity and understanding.

B. ROLL CALL VOTE TO APPROVE AMENDING ELEVEN (11) SECTIONS OF CHAPTER 400 AND THE PROPOSED ADDITION OF THREE (3) NEW SECTIONS INTO CHAPTER 400 OF PECULIAR'S MUNICIPAL CODE TO IMPLEMENT THE APPROVED LAND-USE-TABLE (MATRIX) FOR DISTRICTS AG, C-1, C-2, O-C, C-P, I-1, I-2 AND A-C TO IDENTIFY PERMITTED, SPECIAL PERMITTED AND EXCLUDED USES IN THESE ZONING DISTRICTS.

Chairman Dougherty asked for a motion to approve the proposed Amendments and Land Use Table as presented. Mr. Cox moved to approve the Land Use Table as presented but not the Ordinance until the Area Restrictions were addressed – Motion died for lack of a Second. Mr. Cox then amended his Motion to approve the Ordinance to amend Chapter 400 to implement the Approved Land Use Table and the Land Use Table itself. Seconded by Mr. Antonides.

Roll Call Vote to approve the Amendments as presented:

Mr. Antonides Aye, Mr. Cox Aye, Mr. Dougherty Nay, Mr. Ford Aye,
Mrs. Mallinson Aye, Mr. Turner Aye. Amendment approved by a Vote of 5:1.

7. Old Business:

A. DISCUSSION OF AMENDING SECTION 400.820: PAVING REQUIRED, ALTERNATIVES:
Mr. McDonald briefed the Commission on the proposed amendment to Section 400.820. This was originally presented around April of 2012, discussed, but became overcome by events and not completed. This change identifies required pavement within the City's Right-of-way, and will stipulate Concrete pavement; this is typical within City Right-of-ways. The thickness is established as six (6) inches, the actual mix design, rebar placement and mix design would be reviewed and approved by the City Engineer. This Ordinance is not retroactive, and does not require existing driveways and approaches to be paved. However, future paving would require Concrete in the ROW. Mr. McDonald pointed out the Flip Side of this same coin would require the City to install concrete pavement on projects which involved driveway repair/replacement. This is a loose end which needs to be tied up, Mr. McDonald stated the Public Hearing would likely be held at the next Commission meeting and he would include "Lined-thru" changes for the Commission's review.

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

9. Next Meeting Date: Scheduled for March 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 8:00 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.