

**Planning Commission
Minutes
February 08, 2010**

Eron Moore	Present
William Childers	Present
Leon Smith	Present
Charlie Roberts	Present
John Merrill	Present

Mr. Moore called the meeting to order

Mr. Moore declared that the commission had a quorum.

Minutes were approved for January 11th 2010. A motion was made by Mr. Merrill and seconded by Mr. Smith. 4-0

OLD BUSINESS

1. SU-09-11
Michael Opata
108 East Crogan St
5 / 175 / 032

Automotive Service - Emissions

Mr. Moore asked if the applicant was present. Mr. Michael Opata, the applicant was present. Mr. Ferguson gave the report from the Planning and Zoning Department noting that the applicant was not specific as to the orientation of the building, the building will be independent of the convenience store and will require utilities that the applicant has not addressed and that vinyl siding is not an allowed façade treatment in the BG zoning district. Mr. Opata presented the Special Use request and fielded many questions from the commission members. Mr. Childers stated that based on the plans provided by the applicant, he felt the commission would not be able to make a correct assessment of the applicant's intent and that it would be beneficial if the applicant provided more detailed drawings of the building. Mr. Opata, the applicant, requested that the item be tabled to the next month meeting to have time to produce the requested drawings. Mr. Moore asked if there were any opposition to the Special Use request and there being none, he then entertained a motion. Mr. Smith made the motion to table to the March Planning Commission meeting and that motion was seconded by Mr. Childers. The motion carried. 4-0

2. **Election of Planning Commission Officers**

Mr. Moore explained that the election of officers had been postponed until all members were present. Being that all members were present, the election of officers would take place. Mr. Moore turned the floor over to Mr. Ferguson.

Mr. Ferguson entertained a nomination for chairman of the Planning Commission. Mr. Moore nominated Mr. Childers. Mr. Childers respectfully declined the nomination. Mr. Moore nominated Mr. Merrill. Mr. Merrill stated that he would give another commissioner the opportunity to hold the office of chairman but if this was the wish of the commission, he would do so to the best of his ability. Mr. Smith seconded the nomination. The nomination carried. 4-0 Mr. Ferguson then turned the meeting over to Mr. Merrill.

Mr. Merrill entertained a nomination for the office of vice chairman. Mr. Childers nominated Mr. Moore. Mr. Smith seconded the nomination. The nomination carried. 4-0

Mr. Merrill entertained a nomination for the office of secretary. Mr. Moore nominated Mr. Ferguson for the office of secretary. Mr. Merrill stated that the commission needed to nominate a position rather than a person for the office of secretary. Mr. Moore then amended his nomination for the office of secretary to the Planning Director or his representative. Mr. Childers seconded the nomination. The nomination carried. 4-0

3. Approval of Planning Commission Meeting Schedule

Mr. Merrill asked if there was any discussion regarding the December 20th meeting date noting that it is during the holiday week. The commission members stated they do not foresee this being a problem at this time but would address the problem should it arise in ample time. Mr. Merrill entertained a motion to approve as written. Mr. Smith made the motion, seconded by Mr. Childers. The motion carried. 4-0

NEW BUSINESS

There was no new business.

Comments by Staff and Planning Commissioners:

1. Report by staff regarding D's Used Tires

Mr. Ferguson gave the staff report regarding D's Used Tires that had been requested by Mr. Smith at the January Planning Commission meeting. Mr. Ferguson noted that the property where D's Used Tires operates is located in the HSB zoning district and therefore there are no specific standards to be placed on the operation of a business of this type. He also noted that the work list that had been tabled indefinitely contained the item of Uses that Require Special Uses. Mr. Merrill stated that he would like to revisit the work list and asked Mr. Ferguson to add it to the March agenda.

Mr. Smith made a motion for Mr. Ferguson to file a complaint form and pass it along to the Quality of Life unit for the D's Used Tires property as well as the emission shop at the corner of Grayson Hwy and Hwy 124. The motion was seconded by Mr. Childers. The motion carried. 4-0

2. Report by staff regarding property maintenance

Mr. Ferguson gave the staff report regarding property maintenance. In the January Planning Commission meeting, Mr. Smith had some questions regarding fence repair and whose responsibility this falls under. Mr. Ferguson directed the commissioners to Chapter 17 Section 17-201 of the General Code of Ordinances which is enforced by the Quality of Life unit. There was much discussion.

Mr. Merrill entertained a motion to adjourn. The motion to adjourn was made by Mr. Roberts and seconded by Mr. Smith. The motion carried. 4-0

The meeting was adjourned

John Merrill, Chairman

Josh Ferguson, Interim Director of
Planning and Zoning