

PLANNING COMMISSION MEETING

August 13, 2007

	Present
Chairman Richard Johnson	X
Mr. Eron Moore	X
Mr. John Merrill	X
Mr. Charles Mathis	X
Mr. Dennis Norton	X

Chairman Richard Johnson called the August 13, 2007 regular meeting of the Lawrenceville Planning Commission to order at 7:00 P.M. Chairman Johnson declared a quorum.

Chairman Johnson then entertained a motion to approve the agenda. Mr. John Merrill made the motion to approve the agenda. Seconded by Mr. Eron Moore. Motion carried 4-0.

Chairman Johnson then asked for motion to approve the July 16th regular session minutes. Mr. John Merrill then made the motion to approve the minutes, seconded by Mr. Eron Moore with the stipulation that the first item of old business be corrected to indicate that the motion was to approve with conditions that there be a 15' landscape strip on the south side a 10' landscape buffer along the adjacent RM zoning also fencing along residential zoning metal façade. Motion carried 4-0.

The first item of old business was a rezoning request by Jim Caswell RZ-07-11 for the property located at 705 New Hope Rd and 72 Ruth St. (5-172A-016, 016A, 020 and 144) Ms. Tracy Blasi made the presentation and fielded many questions from the commission. Several members of the opposition spoke. After much discussion Mr. John Merrill made a motion to approve with stipulations. He requested that the portion of the project between New Hope Rd. and the creek be approved as submitted, however the balance of the project be approved with the layout shown on the secondary plat referenced as RS-60 (new requirements). He also stipulated that 1) No Variances permitted 2) Maximum number of lots will be 68 3) All green space required shall be undisturbed 4) Both Variance requests applied for by the applicant (curve radius, length of street) shall also be approved. Seconded by Mr. Eron Moore.

After more discussion four amendments to the original motion were made.

- 1) Mr. Dennis Norton made a motion to require the entrance have two lanes of traffic leading into the subdivision and one exiting. The motion was seconded by Mr. Charles Mathis. It carried 3-1 with Mr. John Merrill voting against.
- 2) Mr. Dennis Norton made a motion that no clear cutting shall be allowed until after the development permit has been issued. The motion was seconded by Mr. John Merrill and carried 4-0
- 3) Mr. Dennis Norton made a motion to require the existing Ruth St. curb cuts for the existing houses remain. Seconded by John Merrill. Approved unanimously.

- 4) Mr. Dennis Norton made a motion to require monitoring devices for blasting with an independent company to provide pre and post blasting surveys. Seconded by Mr. John Merrill. It carried unanimously.

Returning to the original motion with the added stipulations the vote was 3-1 for approval. Mr. Dennis Norton voting against.

The final item of business was an amendment to the zoning ordinance Section 7.9 in reference to helicopter pads. After much discussion Mr. Charles Mathis made a motion to approve in AR as a special use with Mr. John Merrill's stipulations seconded by Mr. Dennis Norton. It carried a 3-1 vote with Mr. John Merrill voting against. The stipulations are:

- 1) One (1) per zoning lot
- 2) The pad shall not be permitted within one thousand (1000) feet of any existing helicopter pad
- 3) The pad shall not be permitted within five hundred (500) feet of any residential property
- 4) If within one thousand (1000) feet of any residential property, hours of operation are limited to 9am to 6pm
- 5) Lighting, if provided, must be off unless activated by approaching aircraft, and must turn off after landing
- 6) Air operations are limited to aircraft of 3000 lbs. Maximum gross weight or less
- 7) Landing pads shall be constructed of either concrete or asphalt
- 8) Air services are not permitted to be the primary business use of the property. No commercial air services are permitted (i.e.: air taxi, site seeing, crop dusting, aircraft sales, etc.)

Having no further business Chairman Johnson adjourned the meeting.

Richard Johnson, Chairman
Planning Commission

Bradford P. Leonard, Director
Planning, Zoning & Inspections