

**PLANNING COMMISSION MEETING**  
**Piedmont Civic Center – 314 Edmond Road Northwest**  
**Monday, December 10, 2012, 7:00 PM**

**MEMBERS PRESENT:** Commissioner Ron Cardwell, Commissioner Eric Berger, Commissioner Steve Morris, Commission Mike Bell and Chairman Richard Felton

**MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager Jim Crosby, City Attorney Mike Segler, and Community Development Director Wade Harden

1. **CALL TO ORDER** – Chairman Richard Felton called Planning Commission meeting to order at 7:00
2. **ROLL CALL** – Community Development Director called roll. There was a quorum present.
3. **CONSENT AGENDA** – All items on the consent agenda are non-controversial and may be approved by one motion for items.
  - a. Approval of the Minutes for the Planning Commission meeting on November 5, 2012.
  - b. Approval of the Minutes for the Special Planning Commission meeting on November 14, 2012.

Commissioner Ron Cardwell made a motion to approve the Consent Agenda. It was **seconded** by Commissioner Mike Bell.

**The Vote was:**

**AYE:** Commissioner Ron Cardwell, Commissioner Eric Berger, Commissioner Steve Morris, Commissioner Mike Bell and Chairman Richard Felton.

**NAYE:** None

**4. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA**

None

5. **HEARING OF CITIZENS** -Topics to include those items *not listed in the agenda* –(

None

6. **BUSINESS ITEM**

a. **CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON RECOMMENDATION OF ADOPTION OF THE 2030 COMPREHENSIVE PLAN TO THE CITY COUNCIL.**

Community Development Director explained that he has broken the Comprehensive Plan down into short, mid and long range projects. Short range projects are projects to be considered first and worked on in 2013 - 2014, mid term projects are to begin in 2014 - 2016 and long term projects are considered later.

Step one is to conduct the VPS survey which will provide framework for the zoning ordinance. Survey can be done online during January, February and March. Second step is to revise the Zoning Ordinance and then look at the Subdivision Ordinance. Lastly, the Conception Gateway vs. the Way Finding. Toward the end of 2013 prioritize the mid range projects and evaluation of where we are at that time.

Discussion occurred among the Commissioners about plan.

Commissioner Mike Bell made a motion to approve item a. It was **seconded** by Commissioner Steve Morris.

**The Vote was:**

**AYE:** Commissioner Ron Cardwell, Commissioner Eric Berger, Commissioner Steve Morris, Commissioner Mike Bell and Chairman Richard Felton.

**NAYE:** None

**b. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A LANDSCAPING ORDINANCE.**

Community Development Director Wade Haden provided an example of an ordinance for consideration. Provided pictures and examples of residential and commercial landscaping and went through the template ordinance he provided. His recommendation was for no action to be taken, yet take the information under consideration.

Discussion occurred over a few details of the ordinance under consideration.

No action taken.

**c.**

**DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 581 AMENDING THE CITY OF PIEDMONT CODE OF ORDINANCES BY AMENDING SECTIONS 5-801 THROUGH 5-803 AND ADDING SECTIONS 5-804 THROUGH 5-819 TO PROVIDE FOR REGULATION OF PLACEMENT, CONSTRUCTION AND MODIFICATION OF MINI WIND ENERGY CONVERSION SYSTEMS AND SMALL WIND ENERGY CONVERSION SYSTEMS; DETERMINING PROPER ZONING; RESTRICTING TOWER HEIGHT; REQUIRING A PERMIT AND APPLICATION PROCESS; REQUIRING LIABILITY INSURANCE; PROVIDING A PROCESS FOR REMOVAL AND IMPOSING A PENALTY FOR VIOLATIONS; PROVIDING FOR REPEALER AND SEVERABILITY; AND DECLARING AN EMERGENCY.**

Chairman Richard Felton provided a background on item. Item went before City Council and was sent back to the Planning Commission for some additional details to be added. Wade Harden added the staff recommendations to the Ordinance and went through each change with the Planning Commission.

Commissioner Eric Berger made a motion to approve the Ordinance with the approved changes. It was **seconded** by Commissioner Ron Cardwell.

**The Vote was:**

**AYE:** Commissioner Ron Cardwell, Commissioner Eric Berger, Commissioner Steve Morris, Commissioner Mike Bell and Chairman Richard Felton.

**NAYE:** None

**7. NEW BUSINESS - Unplanned Items**

None

**8. ADMINISTRATION REPORT – (Oral) City Manager, Engineer, Community Development, and Attorney.**

None

**9. COMMISSIONER’S COMMENTS – Oral Comments**

Commissioner Eric Berger gave his thanks and gratitude for those who serve the community of Piedmont. Thankful to the City Council for allowing him to serve.

Chairman Richard Felton thankful to the City Council members who attend the Planning Commission meetings.

**10. ADJOURN- Chairman – 7:55**

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**Chairman, Richard Felton**

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**Secretary, Mary Ramsey**