

PLANNING COMMISSION MEETING
Piedmont Civic Center – 314 Edmond Road Northwest
Monday, April 1, 2013, 7:00 P.M.

MEMBERS PRESENT: Commissioner Eric Berger (arrived at 7:05 p.m.), Commissioner Steve Morris, Commission Mike Bell, Commissioner Ron Cardwell (arrived at 7:08 p.m.) and Chairman Richard Felton

MEMBERS ABSENT: None

STAFF PRESENT: Community Development Director Wade Harden, City Attorney Mike Segler and Secretary Mary Ramsey

1. **CALL TO ORDER** – Chairman Richard Felton called Planning Commission meeting to order at 7:00 p.m.
2. **ROLL CALL** – Secretary Mary Ramsey 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 Special Planning Commission meeting on March 11, 2013.**

Commissioner Mike Bell made a motion to approve Special Planning Commission meetings for March 11, 2013. It was **seconded** by Commissioner Steve Morris.

The Vote was:

AYE: Commissioner Mike Bell, Commissioner Steve Morris, 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 CONCERNING A COMMUNITY PREFERENCE SURVEY.**

Discussion occurred for Director of Community Development Director Wade Harden to e-mail the Commissioners a link to the survey, let the Commissioner review the survey and communicate back with Wade any changes needed, once all have reviewed to proceed with publishing the survey.

Commissioner Eric Berger made a motion to move forward with publishing the Community Preference Survey. It was **seconded** by Commissioner Steve Morris.

The Vote was:

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

NAYE: None

b. **CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION CONCERNING ZONING DEFINITIONS.**

Wade Harden explained that he has begun work on the Zoning definitions, however the definition before the Commission are a work in progress additional research is needed on State regulations items. Need to understand State regulation and how they apply to definitions. Discussion is needed on uses; however this is a starting point.

Chairman Richard Felton suggested looking at use tables first and then work on any changes. Commissioners can look at tables and communicate back with Wade Harden on any questions or changes.

Commission discussed multi ways to move forward with rezoning of areas.

Commissioner Mike Bell made a motion to continue item to next meeting. It was **seconded** by Commissioner Ron Cardwell.

The Vote was:

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

NAYE: None

7. NEW BUSINESS - Unplanned Items

Commissioner Mike Bell asked for consideration of changing the Planning Commission meeting time from 7:00 p.m. to 6:30 p.m.

City Attorney Mike Segler communicated that this item does qualify as New Business. New Business is anything that could not be reasonably contemplated. He explained that the Chairman can set the time of the meeting.

Commissioner Eric Berger commented that the reason the Planning Commission meeting has been scheduled at 7:00 p.m. is so citizens could have the opportunity to attend the School Board meeting and the Planning Commission meeting if they so desired. When Planning Commission meeting was moved to the first Monday rather than the 2nd Monday of the month that alleviated the conflict.

Chairman moved meeting to 6:30 p.m.

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

Community Development Wade Harden explained that coming up are a few Zoning Cases and a Platt for the Circle V neighborhood.

9. COMMISSIONER'S COMMENTS –

Commissioner Ron Cardwell apologized for being late.

Commissioner Mike Bell thank you to Wade for the work he is doing.

Commissioner Steve Morris thank you to Wade for work and appreciates the direction he is providing.

Commissioner Eric Berger apologized for being late. Asked about zoning classifications noticed some have changed. Wade Harden explained that he spaced some of them out to provide some flexibility. Commissioner Eric Berger is not comfortable with small lots, understands that there has to be dense area for strong development but is concerned about the areas outside of that designated area. What to make sure the large lot character of our community continues to exist.

Chairman Richard Felton commented if we do have a 7000 under square foot

designated area then we can control where the smaller lots go. Encouraged Wade to not wait to get Richards feedback on an item, reach out to him whenever needed.

10. **ADJOURN-** 7:51

Chairman Richard Felton adjourned meeting at 7:51 p.m.

Chairman, Richard Felton

Secretary, Mary Ramsey