

**PLANNING COMMISSION MEETING**  
**Piedmont Civic Center – 314 Edmond Road Northwest**  
**Monday, August 5, 2013, 6:30 PM**

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

**ABSENT:** Commissioner Ron Cardwell

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

1. **CALL TO ORDER** – Chairman Richard Felton called the Planning Commission meeting to order at 6:30 p.m.
2. **ROLL CALL** – City 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 Planning Commission meeting on July 1, 2013.**

Chairman Richard Felton moved item to next months Planning Commission meeting because at the time in the meeting Commissioner Eric Berger and Commissioner Ron Cardwell were absent. Commissioner Eric Berger arrived at 6:32 p.m.

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. **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN ORDINANCE PROVIDING FOR MANDATORY STORM SHELTERS:**

Community Development Director Wade Harden gave a presentation of information and provided examples of other ordinances. Commission discussed the item and decided to wait on item for now.

Citizen Lyn Land spoke to Commission and expressed her concern that the responsibility is on the City to also provide shelters for all City builds, recreational areas and business. If you are going to require of a residence then it should also be required of the City and all business.

Chairman Richard Felton suggested tabling item.

Commissioner Eric Berger agreed that requiring storm shelters of any new construction for City building, school building and public spaces is something the commission should consider. We can be on the cutting edge and set an example for other communities.

Commissioner Eric Berger made a motion to direct staff to reword the agenda item to include schools and public structures overseen by government entity.

**Motion fails.**

Staff is to look into adding school and public building into the current ordinance. Chairman Richard Felton requested a representative from the school be present in the meeting to speak on how they are addressing storm shelters in new school construction.

**b. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION TO AMEND THE 2030 COMPREHENSIVE PLAN DESIGNATING RS-3 AS A HIGH-DENSITY CLASSIFICATION.**

Community Development Director provides detailed information about item 6b with a power point presentation. Staff is making recommendation that Commission allow for changes and send forward onto the City Council.

Chairman Richard Felton expressed concerns that during last months Planning Commission meeting a rezoning was voted down based upon density. The Comp plan currently allows for the RS3 developments, if we are not going to support the Comp plan then he suggest reclassing RS3 to high destiny residential. It was classified as medium destiny residential.

Commissioner Mike Bell made a motion to reclass RS3 from medium density to high density residential. Motion was **seconded** by Commissioner Steve Morris.

**The Vote was:**

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

**NAYE:** None

**c. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN ORDINANCE PERMITTING ADDITIONAL OPEN DISPLAY USES:**

Community Development Director Wade Harden explained item 6c. Currently ordinance does not allow for Hardware and Plant nursery sales. Community Development Director Wade Harden added Hardware and Plant items to current ordinance. He noted that during the Visual Preference survey 86% of those surveyed were in favor of these type of materials being on display,

Commission discussed item and direction to staff to provide a more detail definitions on open displays. Bring item back for further review at a later date. Continue forward with the addition of Hardware and Plant items being added immediately.

Commissioner Eric Berger made a motion to immediately allow for Hardware and Plant materials and make a recommend these changes to City Council. Motion was **seconded** by Commissioner Mike Bell.

**The Vote was:**

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

**NAYE:** None

**d. DISCUSSION REGARDING THE CITY ZONING ORDINANCE AND VISUAL PREFERENCE SURVEY.**

Community Development Director Wade Harden gave an update on how the Visual Preference Survey is going.

Commission asked that the staff try to promote the Visual Preference survey more. Would like to see more citizens take the survey.

**7. NEW BUSINESS - Unplanned Items**

None

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

None

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

None

10. **ADJOURN-**

Meeting was adjourned by Chairman Richard Felton at 7:23 p.m.

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Chairman, Richard Felton

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Secretary, Mary Ramsey