

Planning Commission meeting 11-21-24

Public Hearing

Commissioners present-

R. Sims, J Branson, T Beene, T White, B Zweifel, G Wilhite

Proposed conditional use presented by-

Ginger Hensley, she did provide folder of information to Plan comm.

Public Comment-

Stanley Gordon

Pub hearing ended 7:19 pm

Plan Comm Meeting

called to order 7:20pm

Approval of min for Oct meeting

Motion to approve meeting minutes

Ryan Sims motion

Brady z 2nd

Approval – all

Opposed- none

No old business

New business

Conditional use at 18 Cemetery St.

T White- zoning map 18 cemetery St. is a split area for zoning map

Discussion of property owned by Gordon & partner.

Mr. Gordon stated the Village Square idea may not be possible, what regulations will his property have if this conditional use is allowed? That was a conceptual idea at the time, will the guidelines be re-negotiated for that area?

Comments by Mayor Scroggin

Manufactured home is a conditional use under

Section 5.2.1.2 would fall under 5.2.1.4 sections 5,7&8 as of now.

Comment from J Branson- at that time it was a “future planning” phase with several restrictions that were new to the area.

B Zweifel- we should consider re-evaluating the Village Square

Mayor- he met with Hensley's at the property to help them with the process, made a few suggestions about treelined etc.

J Branson- what is site plan, set back etc.

Prior slab is currently in place and will be used for new home.

T White- minimum set back would be min of 5' front, no side restriction.

Motion to approve conditional use, use existing pad, perm fixed per FHA regulations

motion made by Ryan Sims

2nd G Wilhite

Discussion- none

In favor- all

Opposed- none

Cond use passed unanimously

Discussion for Laundry Mat @ 1011 Main St.

Location is between Hibachi food trailer & Bee's electric

In mixed highway use not in flood plain. Has city sewer & gas on property,

Would need a "lint trap" that would be in the foundation of building.

Mr. Barrier

Here for a "pre application discussion"

Site section 3.1 for dev plan

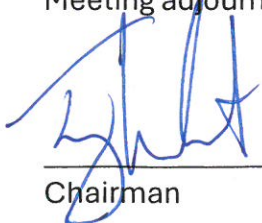
Currently, he is advised to get engineered plans

Explained: for the building and parking, layout, driveway, site plan with criteria of location.

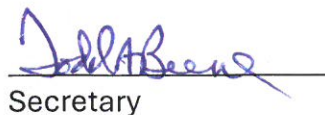
Some further details are given to Mr. Barrier.

His possible project will fit as far a zoning for this area.

Meeting adjourned at 7:48pm



Chairman



Secretary

Date: 2-27-25