

PLANNING COMMISSION MINUTES
Monday, November 17, 2014

MEMBERS PRESENT: Ben Westerburg
Judy Poole
Dwayne Yeager
Vernon Guy
Jo Ann Thomas

OTHERS PRESENT: Bruce Fleming, Zoning Director
Ann Cottrell, Zoning Asst.
Michael J. Garsee
Sylvia Blazier

The Monday, November 17, 2014, Planning Commission Meeting was called to order by Jo Ann Thomas. The Commission approved the minutes of the October 20, 2014, Planning Commission meeting.

The ONLY application for review was **ZC-14-45000006**. The applicant is **Michael J. Garsee**. The property is located at **3603 Cypress Street** with the following legal description: **Parcel #39768 - LOT IN SE4 SEC 28 T18N R3E FROM NW COR OF SE4 OF SEC 28, E 704FT, SO 16.40 FT TO SO R/W LINE HWY 80 & PT OF BEGINNING, SO 400 FT, E250 FT NO 150 FT, W 230FT, NO 250 FT, W 20FT TO BEG & Parcel #39772 – LOT IN SE4 SEC28 T18N R3E BEG 983.03 FT E & 266.40 FT SO, NW COR OF SE4 SEC28 SO 150 FT, DEPTH W 33.03 FT**. The request is a **Zone Change from R-1 (Single Family Residential) to B-3 (General Business) to develop as Commercial Property**. Michael Jason Garsee spoke on behalf of the application. He explained that he plans to erect solar powered climate controlled and non-climate controlled storage buildings on the two lots behind the existing home and to develop the lot where the home is located as commercial in the future. At present, an employee of Mr. Garsee will reside in the existing home. He is buying three lots from Sylvia Blazier. One lot is currently zoned B-3 (General Business) and the other two are currently zoned R-1 (Single Family Residential). Mrs. Blazier stated that the property is surrounded by commercial development and she wants to sell it so that she can move (she has lived there for 67 years). She is happy to be selling to a local businessman / developer. Bruce Fleming stated that Mr. Garsee has had the SE Huey Engineering firm assess the site and determine that development will not impact the floodway nor cause run-off in the area. Mr. Garsee was told that he would be required to erect a fence on the rear of the property. There was no one in the audience to speak in opposition to the application. Vernon Guy made a motion to send this application to the City Council with a **FAVORABLE** recommendation to allow the zone change for the two lots with the understanding that the zone change only applies to this applicant for this development. Ben Westerburg seconded. All in favor, motion approved. The City Council will hear this case on December 9, 2014.

As there was no further business to be discussed, the meeting was adjourned.