

PLANNING COMMISSION MINUTES
Regular Meeting
January 6, 2015

CALL TO ORDER: The January 6, 2015 Planning Commission meeting was called to order by Chairman Robinette at 7:00 p.m.

PRESENT: Chairman Robinette, Commissioners Johnson, Bahmer, Vanderstelt, Snyder, Brummette, Russo, and Councilmember Conway.

ABSENT: Commissioner Newhouse and Rosier.

ALSO PRESENT: Community Development Director Myrkle and City Clerk Terpstra.

APPROVAL OF MINUTES OF OCTOBER 7, 2014:
Motion by Commissioner Snyder, second by Brummette to approve the Planning Commission minutes of October 7, 2014, as presented. Carried. 7 Yeas. 0 Nays.

APPROVAL OF AGENDA: Motion by Commissioner Snyder, second by Russo, to approve the agenda as presented. 7 Yeas. 0 Nays.

ELECTION OF OFFICERS: Motion by Commissioner Snyder, second by Russo to elect Lyle Robinette as Chairman for 2015. Carried. 7 Yeas. 0 Nays.

Motion by Commissioner Snyder, second by Russo to elect Julia Johnson as Vice Chairman for 2015. Carried. 7 Yeas. 0 Nays.

Motion by Commissioner Russo, second by Johnson to elect

Kristie Snyder as Secretary for 2015. Carried. 7 Yeas. 0 Nays.

EARLY PUBLIC COMMENT: None.

OLD BUSINESS: None.

NEW BUSINESS

A. PUBLIC HEARING ON REZONE – 221 W. LOVETT:

Public Hearing Opened at 7:07 P.M.: Bryan Myrkle, Community Development Director, explained the reason that Mr. Twitchell was proposing to rezone 221 W. Lovett from OS-1 to RT Two Family residential. Mr. Twitchell was not able to attend the meeting. In 2005, Mr. Twitchell applied for and received a one year variance to allow for the apartment at 221 W. Lovett in the OS-1 District. He was using the downstairs as an office for his real estate business. He would now like to use the upstairs as an apartment and the downstairs as his residence, eliminating the office space. This would require the zoning to be changed to RT- Two Family Residential.

Public Hearing Closed at 7:12 P.M.

B. ACTION ON REZONE – 221 W. LOVETT FROM OS-1 TO RT TWO FAMILY RESIDENTIAL:

Discussion was held among board members on the zoning change request.

Motion by Commissioner Bahmer, second by Snyder to recommend to City Council to approve the zoning at 221 W. Lovett from OS-1 to RT Two Family Residential. Carried. 7 Yeas. 0 Nays.

C. PUBLIC HEARING ON REZONE FROM I-2 TO R-1 ON N. SHELDON & MCCLURE STREET PROPERTIES:

Public Hearing Opened at 7:18 P.M.:

Mark Johnson, representing L.L. Johnson Lumber, 563 N. Cochran, stated that he can appreciate the issues with the zoning for refinancing purposes. However, he has concerns with changing all of this zoning surrounding his plant because there becomes no buffer between residential and commercial. He is concerned about the future. He feels there are good neighbors to the residents in the area however, there have been issues in the past. He is not in favor of rezoning the requested properties from I-2 to R-1.

Chuck Brand, owner of 440 N. Sheldon, stated that he bought this home to fix up knowing that the current zoning was I-2. He is concerned about the businesses. He does not feel that the zoning should be changed on these properties.

Gene Emery, 213 McClure, stated that his property is currently zoned residential and he would like to keep it that way in case he needs to sell it in the future.

Jim Brayton, Wells Fargo Bank, representing owners of 446 N. Sheldon, explained that the property needs to be zoned as residential if that is what they are buying it for. This is the guidelines for mortgages with most any lender.

Bryan Myrkle, City of Charlotte, stated that he is sensitive to the issue brought up by Mr. Johnson as it is an important business in the community. He stated that he had met with Mr. Mansfield, owner of Citizens Elevator and he did not have any issues with the proposed rezone request. He stated that the City

was trying to solve an issue that may come up multiple times with refinancing in that area.

Discussion was held among board members on the current and proposed zoning for these properties.

Public Hearing Closed at 8:00 P.M.

D. ACTION ON REZONE FROM I-2 TO R-1 ON N. SHELDON & MCLURE ST. PROPERTIES:

Chairman Robinette explained the process in revising the Master Plan which was done in 2008. He stated that the Future Land Use Map shows these properties being changed to R-1 zoning.

Discussion was held among board members. Community Development Director Myrkle suggested that if there was a question on changing all of the zoning that possibly the board could at least act on the one property in question which is 446 N. Sheldon.

Mark Johnson, LL Johnson Lumber, stated that this was triggered from one property and that the other properties should not be on the table for discussion.

Jim Brayton, stated that that all of the properties should be looked at.

Chuck Brand stated that that only the one property in question should be dealt with at this time. He is confused as to why the other ones are up for discussion.

Motion by Commissioner Brummette to proceed with the future land use proposal and rezone the requested

properties on N. Sheldon and McClure Streets from I-2 to R-1 Single Family Residential. Motion died from lack of a second.

Discussion was held among boardmembers regarding gathering more information on the zoning classifications.

Motion by Commissioner Bahmer to rezone only one property at 446 N. Sheldon from I-2 to R-1 Single Family Residential and to table discussion on the other properties on N. Sheldon and McClure to the February 3, 2015 Planning Commission meeting. Carried. 7 Yeas. 0 Nays.

E. DISCUSSION ON MASTER PLAN – CHAPTER 10:

Chairman Robinette stated that due to the time discussion on the Master Plan – Chapter 10 would be moved to the next meeting.

Commissioner Brummette asked that in the future if there was not business that a meeting still be held to discuss the Master Plan chapters.

REPORTS, COMMENTS, CORRESPONDENCE:

A. SIGN COMMITTEE REPORT: Chairman Robinette asked for volunteers to serve on the Sign Committee. Two volunteers are needed due to Commissioner Johnston and Councilmember Cuttle's vacancies. Commissioner Vanderstelt and Commissioner Russo agreed to serve on the sign committee.

B. STAFF REPORTS: Community Development Director Myrkle reported that the O-I building has been sold. Building permits have been granted for the new Farm & Home Store on Packard Hwy.

PUBLIC COMMENT: None

There being no further business, the meeting was adjourned at 8:43 p.m.

Ginger Terpstra, City Clerk