

## **Brookland Planning Commission Meeting November 6, 2017**

Meeting was called to order at 7:00 pm by Chairman Tim Hudson. Commissioners present: Steve Phillips, Jerry Blair, Tara Reed, Linda Anderson Reece, and Ralph Crain.

Jerry Blair made a motion to approve October 2, 2017 Brookland Planning Commission minutes as written. The motion was seconded by Steve Phillips. Chairman Hudson stated motion and second and then opened motion for discussion. Being no discussion, Chairman Hudson called for a vote. It was announced motion to approve October 2, 2017 Brookland Planning Commission minutes passed 5 yeas to 0 nays.

### **New Business:**

**Wayne Koekemoer- subdividing 200 & 202 W. Matthews in (4) lots. *Discuss putting in private drive (asking city to turn alley back to property owners) Lots 1-12 Block 9:***

No representative for Mr. Koekemoer was present at the meeting. The Commission moved on.

**Shane and Ann Faulkner- *mini storage building at 8611 Hwy 49:***

This project was not ready for presentation. The Commission moved on.

**Rick Miles - housing development at 203 E. Matthews - rezoning request from R-1 to R-2:**

Rick Miles representing RPM Development presented the commission with plans for a duplex housing development located at 203 E. Matthews. It was noted that the zoning would need to be changed from R1 to R2. Consultant James Walden explained to Mr. Miles the process of the state requirements. An application should be filed at City Hall. A public hearing needed to be conducted to allow neighboring property owners to comment on the proposed rezoning. Also, a notice of the public hearing must be posted in the newspaper 15 days in advance of the public hearing. The applicant would be responsible for covering the cost of the publication. The city will also post a sign on the property giving notice of the public hearing. And usually within 30 days of the public hearing the Planning Commission (typically immediately following the public hearing) will make a finding to approve or deny the rezoning application. Mr. Miles stated that he would check into the that process as well as possible different venues for the property.

**Dale Adamson - Shelby Street:**

No representative for Mr. Adamson was present at the meeting. The Commission moved on.

**Angela Stillwell - regarding operating a counseling business in a residence:**

No representative for Ms. Stillwell was present at the meeting. The Commission moved on.

**Schedule dates for charrette:**

It was decided to wait until January 2018 to set the date for the charrette. This was due to the upcoming holidays and busy schedules for all involved.

**Schedule dates for re-working PC booklet:**

It was decided to set a date of December 14<sup>th</sup> at 6:00 pm to have a meeting to re-work the PC handbook. All necessary individuals were encouraged to attend so that the handbook could be updated before the new year.

Chairman Hudson asked if there was anything else from the commission. No response.

Chairman Hudson asked if there was anything from the floor. Jim Gulley addressed the commission.

Mr. Gulley told the commission that he bought property at 125 Hayes Street with the intentions to build a duplex. He was given a document from the Brookland City Planning Commission Handbook (Section 5.04.0) by Doug Frederick, City Inspector that showed this was in compliance. However, it was found in another section of the handbook by Consultant James Walden (Section 5.02.0) that it was not allowed to build duplexes in the R-MH zoning areas, which is what the property is zoned. After a lengthy discussion, the commission decided that there was a discrepancy in the handbook. Linda Anderson Reece made a motion that the commission find that the provisions of section 5.04.0 of the Brookland Planning Commission Handbook regarding the R-MH zoning district supersede the provisions of section 5.02.0 of the Brookland Planning Commission Handbook. The motion was seconded by Jerry Blair. Chairman Hudson stated motion and second and then opened motion for more discussion. Being no discussion, Chairman Hudson called for a vote. It was announced the motion had passed 5 yeas to 0 nays.

Steve Phillips made a motion to adjourn. It was seconded by Jerry Blair. Chairman Hudson called for a vote. Chairman Hudson announced motion passed 5 yeas to 0 nays.

Meeting adjourned at 7:38 PM by Chairman Hudson.