

Brookland Planning Commission Meeting June 4, 2019

The meeting was called to order at 7:00 pm by Chairman Steve Phillips. Commissioners present: Jerry Blair, Samantha Sparks, Tara Reed, Sonny Crain, Chairman Steve Phillips and City Clerk Billy Dacus.

Jerry Blair made a motion to approve the March 5, 2019 Brookland Planning Commission minutes as written. The motion was seconded by Sonny Crain. Chairman Phillips stated motion and second and then opened motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced motion to approve March 5, 2019 Brookland Planning Commission minutes passed 4 yeas to 0 nays.

There were no meetings held in April or May due to lack of an agenda.

New Business:

1) Sign Variance Request by Abernathy Motor (Anderson Signs) –

David Williams was at the meeting representing Anderson LED Signs. Mr. Williams was confused on the issue on the sign's square footage. He didn't know if a variance was needed or if the bylaws might have been interpreted differently. Since the sign for Abernathy Motors on Hwy 49 is double sided, it wasn't known if the square footage should be added twice. After several key points were made on both sides of the issue, it was decided by the commission that there was no variance needed. The sign would not restrict anymore of a viewing area just because it was double-sided. The commission will look at re-wording the Brookland Planning Commission Handbook to eliminate future incidents on this issue.

2) Rocky Gilley – To see if development concept meets the City of Brookland Planning Commission requirements for C-2 Commercial Zone on Hwy. 49 –

Rocky Gilley presented the Commission with a rough layout of the property that he is wanting to develop on Hwy 49. Mr. Gilley's layout showed several lots with different square footages. He is gathering information to make sure he can proceed with the next step of the project. The Commission gave him intel on what was needed for the property to meet the zoning requirements. Rocky said he would make changes and come back to present them before the commission at a later meeting.

3) Justin with Jetton General Contractor – Plans for Brookland Family Dentistry on Hwy. 49 (north of Sharps Small Engines) –

Justin Riethbaum from Jetton General Contracting presented the architectural and civil plans for the Brookland Family Dentistry on Hwy. 49. The Commission reviewed the plans and it was noted from John Selig from Civil Engineering Associates via email that he would advise the city to request a plan from the design engineer for slowing the post-development runoff. With this request, Jerry Blair made a motion to approve the drawing plans with the contingent on the post-development runoff issue would be addressed to the approval of the city. Tara Reed seconded the motion. Chairman Phillips stated motion

and second and then opened motion for further discussion. Being none, Chairman Phillips called for a vote. It was announced motion passed 4 yeas to 0 nays.

4) Brett Baugh – Phase 2 of Bearcat Mini Storage @ 7411 Hwy. 49 –

No one was present at the meeting to represent Mr. Baugh.

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

Chairman Phillips asked if there was anything from the floor. Mayor Jones announced to the commission that starting in July all public meetings would be recorded (at least audible) and are to be kept at least for one-year. The meetings had been recorded before for recordkeeping purposes but now the recordings are required to be kept on record for a full year due to Act 1028.

Jerry Blair made a motion to adjourn. It was seconded by Sonny Crain. Chairman Phillips called for a vote. Chairman Phillips announced motion to adjourn passed 4 yeas to 0 nays.

Meeting adjourned at 7:35 PM by Chairman Phillips.