

Planning Commission  
March 10, 2004

Present: Scott Parker, Blaine Ewing, Alice O'Dell, Hal Currey and Bobby Thompson

Absent: Nona Hastie and Billy Craver

Also Present: Kent Prause, Zoning Administrator

A motion was made by Blaine Ewing, seconded by Alice O'Dell to approve the January 2004 minutes. Unanimous

Rick Graham would like to see more work done on the commercial district recommendations. Feels that not a lot of time went into recommendations for the commercial district parking.

Scott Parker agreed that when they look at where their priorities are in the process of the zoning regulations, they should look at the commercial district because the tendency would be to hold that off until the end. Bobby Thompson does not feel that the money is there from the income of restaurants to offer a public parking lot. Blaine Ewing feels that a major issue is what kind of businesses should be allowed within the commercial district. He feels that issue will play into the parking and noise.

Kent Prause gave the commission an over view of the issues at hand for updating the comprehensive plan. The comprehensive planning act requires local jurisdictions to have a comprehensive plan if you have zoning. The Comprehensive Planning Act also requires that this plan be updated every five years. There are seven elements of the comprehensive: plan population, economic, cultural resources, natural resources, community facilities, housing and land use. Cooper Consulting has made some recommendations for changes to the Comprehensive Plan and information from the 2000 census can be used to update some of the information. The governing body holds the public hearing on changes to be made to the comprehensive plan. There must be a thirty-day notice in the paper for the public hearing. Scott Parker asked Zoning Administrator, Kent Prause to prepare a document for them to review on the recommendations for the comprehensive plan.

Scott Parker gave the commission his thoughts on the process of the changes to the zoning ordinance. Order he wishes to see agenda items: 1) Historic Preservation, 2) Design Review Board and 3) Zoning Recommendations from Cooper Consulting. Blaine Ewing agrees with looking at historic preservation first, but would also like to look at creating historic districts at the same time. Alice O'Dell feels that strategically there would be more agreement on the different districts if separate from the design review board. Blaine Ewing would like to talk about the consultant's recommendations on lot coverage, setbacks etc. before the design review board. Bobby Thompson would like to discuss zoning standards first. Hal Currey asked if it was possible to have different setback rules and other zoning issues in historic districts? Also feels design review

should be dealt with last. Separate out specific areas and state that these areas need special attention and what needs to be different. Scott Parker would like to see first if there is enough support for districts and/or a design review and if there is then the recommended ordinance can be looked at knowing there will be districts and/or a design review board. Hal Currey feels that if the commission does not deal with the zoning aspect of the recommendations first that they will get lost. Bobby Thompson would like to look at local neighborhood compatibility design regulations. He would be in support of this.

The Planning Commission then discussed with Kent Prause the process of the public hearing to be held on the draft ordinance that will be sent over for recommendations from council.

Meeting was adjourned.

Respectfully submitted,

Sara A. Smith