

Planning Commission Meeting

Wednesday, December 1, 2021

Present: Rick Webster, Bill Staker, Dan Malloy, Lee Adams, George Still, Susan Trentham, Tonya Lockwood, Rob Bernstine, Rich Taylor, Trudy Carter

Absent:

Vice Chair Rick Webster called the meeting to order at 6:31 pm , followed by the pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

November 3, 2021

Motion: Dan Malloy made a motion, seconded by George Still to accept the minutes from November 3, 2021. Trudy, Bill, Dan, Rick, George, Susan in favor, motion carried. Lee, abstained.

Action Items:

File 2021076 – 604 Second Street – Fence Enclosed 24’ 10” x 24’ 7” concrete pad for HVAC unit and 18’ x 24’ 10” Pervious Paver Parking Area.

In the CDO, the section on fence height gives an exception to Utilities, but materials, such as the chain link and the barbed wire they are applying for, does not give any exception for utilities. Brad Souders, the Verizon Contractor, stated that they could do an 8’ stained board on board fence in place of the undesirable materials applied for. He also offered an 8’ steel security fence.

Motion: George Still made a motion, seconded by Bill Staker to approve File 2021076 – 604 Second Street – Fence Enclosed 24’ 10” x 24’ 7” concrete pad for HVAC unit and 18’ x 24’ 10” Pervious Paver Parking Area with the condition that the fence is an 8’ tall wooden fence. All in favor, motion carried.

File 2021067 – 0 Mt. Nebo Road – 30’ x 72’ Pole Barn (Accessory to parking lot)

The Town’s goal would be to have an improved parking lot. The height of the structure is over the allotted 20’ maximum. The applicant would need to apply for a variance of the building height.

Motion: Bill Staker made a motion, seconded by Dan Malloy to approve File 2021067 – 0 Mt. Nebo Road – 30’ x 72’ Pole Barn (Accessory to parking lot) pending a Board of Appeals Approval for a Variance of the Accessory Building Height and the submission of a letter of intent to include a projected timeline of completion of the parking lot. Bill, Dan, Trudy, Rick, and Lee in favor, motion carried. George and Susan, opposed.

New Business

0 Mt. Nebo Road – Parking Lot Progress Review

533 Biddle Street – Concept approval for the removal of an existing shed and garage to be replaced with one garage.

Will need a variance for the rear yard setback. If access from alley to garage is impervious, it needs to be added to the proposed impervious coverage. Building height maximum for an accessory structure is 20’. To improve your site plan, please request a copy of a plot plan from the County should one exist.

Required Documents

Board to review the current handout and come back next month with suggestions. Rick suggests we separate the items on the front.

Zoning Administrator Report:

See attached report.

Adjourn:

Motion: Lee Adams made a motion, seconded by George Still to adjourn the meeting at 8:31 pm. All in favor, motion carried.

Respectfully Submitted,

Tonya Lockwood

Rick Webster, Vice Chair