



PLANNING COMMISSION
MINUTES FOR REGULAR SCHEDULED MEETING

Tuesday, July 11th, 20 23 at 5:30 PM
City Hall Council Chambers - 418 Osborne St.

Planning Commission members present: Wiley King, Leslie Warner, Jen Fabrick, Dan Dalevie and Kenneth Hughes.

Planning Commission members absent:

Community Development Department staff present: Jaime Stein and Delya Carter.

City Attorney present: Amanda Szokoly

I CALL TO ORDER:

The meeting was called to order at 5:30pm by Commissioner Warner.

II MINUTES:

1. May 9th Regular Meeting

MOTION:

Commissioner Hughes moved to approve the minutes; Commissioner King seconded the motion. The motion carried unanimously.

2. June 13th Regular Meeting

MOTION:

Commissioner Dalevie moved to approve the minutes; Commissioner King seconded the motion. Commissioner Hughes abstained himself. The motion carried 4-0-1.

III OLD BUSINESS & PUBLIC HEARINGS:

1. Final Plat – Maxwell – Reddick and Associates on behalf of SLA Communities, LLC requests Final Plat approval for Hayden Pointe Subdivision Phase 1. Tax parcel 133 017. Property is zoned PD. Common location known as that land on the south side of Winding Road adjoining the Belle Arbor neighborhood.

- Jaime Stein presented the staff report.
- Ashley Durrence presented on behalf of the owner.

PUBLIC COMMENT

- Kevin Blair at 180 Siler Fox Drive- Concern for traffic.
- Roger Shaw at 30 Merrymont Court- Concern for traffic.

MOTION: Commissioner Hughes moved to approve final plat with staff recommendations; Commissioner King seconded the motion. The motion carried unanimously.



A request to continue this item to the August 8th meeting was made by the applicant.

2. Southern Best Contractors, LLC requests a minor subdivision of parcel S32 09 009A to create 3 lots. The property is zoned R1. Common location known as that land on the southwest corner of the intersection of West Hall Street and Bailey Street.

IV NEW BUSINESS:

1. **Rezoning** – Lynn Meyers requests a rezoning of parcel S34 06 006B to MH to put a new manufactured home on the property. Property is currently zoned R1. Common location known as 706 Norris Street.
 - Jaime Stein presented the staff report. On the record she also stated, “the letter that was sent to Ms. Myers on July 12, 2021 referenced St Marys City Ordinance Sec. 110-100 which provides a one year period for the replacement of the structure and a requirement that there structure meet the city ordinance [section 110-62.](#)”
 - Lynn Meyers presented as the owner.
 - Commissioner King questioned the zone change to MH instead of a R-4. He also mentioned requirements of the International Code Council (ICC) and wind protection for the manufactured home.
 - Commissioner Fabrick sympathizes with the owner and all she had to go through and would like to find a solution to help her.
 - Commissioner Warner discussed the timeline that was put in place on this situation.

PUBLIC COMMENT

- Timothy Hunter at 310 East Hall Street- In opposition.
- Gregory G. Johnson at 704 Norris Street sent a written letter- In opposition.
- Ricky Sullivan at 708 Norris Street sent a written letter- In opposition.

MOTION: Commissioner Hughes moved to approve the rezoning; Motion dies for lack of second.

MOTION: Commissioner Hughes moved to approve the rezoning again; Motion dies for lack of second.

MOTION: Commissioner Hughes moved to approve the rezoning; Commissioner Kings seconded the motion. Commissioner Fabrick, Commissioner Delavie, and Commissioner King abstained. The motion carried 2-0.

2. **Variance** – Variance – Tommy Casey requests a variance of the side yard setback for parcel 135N 202. The property is currently zoned PD R-1 common location known as 315 Deerwood Court.
 3. Jaime Stein presented the staff report.
 4. Tommy Casey presented as the owner.

PUBLIC COMMENT



None

MOTION: Commissioner Delavie moved to approve the variance; Commissioner Fabrick seconded the motion. The motion carried unanimously.

V **DISCUSSION**

Charles Molnar at 701 W. Bealey Street has withdrawn his variance item. The commissioner agreed to begin holding working session on the zoning ordinance starting August 8th.

VI **ADJOURNMENT**

Commissioner Hughes moved to adjourn the meeting at 7:07pm and Commissioner King seconded the motion. The motion carried unanimously.

Typed by Delya Carter