



Planning Commission

MINUTES

2-9-17

CITY OF ELM SPRINGS

MEETING CALLED TO ORDER BY	Matt Casey – 6:30 p.m.
NOTE TAKER	Miranda Taylor – Planning Commission Secretary
STAFF ATTENDEES	Mayor Harold Douthit
MEMBER ATTENDEES	Chairman Matt Casey, Dennis Miller, Alan Ivey, & Gary Burney
MEMBERS ABSENT	Joshua Mason
GUEST ATTENDEES	Junior Hook, Betty Hook, Jerry & Twila Taylor, Allen Holcomb, Kay Bower, Jason & Megan Cuddy, and Rusty Frisinger

New Business:

- Meeting was called to order at 6:30 p.m. The minutes from the 1-12-17 meeting was presented. Alan Ivey made a motion to approve the January minutes as presented. Motion seconded by Dennis Miller. All in favor; motion carried.
- Accessory Structure Application – Rusty Frisinger – 909 S. Elm Springs Rd. – Planning Commission reviewed the application submitted to build a 1500 sq. ft. 30' x 50' garage/storage building behind their home. It will be a steel truss and wood frame structure under 20' in total height, with a metal roof and siding, that will match and blend in color with their primary home. Planning Commission reviewed application and asked several questions, including if he had plans of laying pavement to the garage/storage building. Rusty explained that he did not have plans to do that at this time, but maybe install a culvert and put down SB2. Gary Burney made a motion to approve the Accessory Structure. Motion seconded by Alan Ivey. All in favor; motion carried.
- Accessory Structure Application, & two Conditional Use Permit Applications – Jason & Megan Cuddy – 305 Hale Ave. – Planning Commission reviewed and discussed the Cuddy's applications with them. They have purchased (5) five acres of land located at 305 Hale Ave. They would like to build a 36' x 48' metal shop building first, which will contain a garage and a small 600 sq. foot or less apartment for their family to reside in while their home is being built. Planning explained that in moving forward the Cuddy's needed to realize that the accessory structure could not be more than 50% in size of their future home to be built, therefore they may need to adjust the size of shop and home to make sure they are within compliance. They have submitted a Conditional Use Permit for the approval of having living quarters within the shop while their home is being built, and a separate Conditional Use Permit for the purpose of their part time home based business called Leaf to Soil LLC. It is a landscape business that her husband does on the side after his full time job. He is the only employee and the shop would only be used for storage of mower equipment and files. Dennis Miller made a motion to approve the Accessory Structure application, on condition that their home is twice the size of the shop building once the home is built. Motion seconded by Gary Burney. All in favor; motion carried. Alan Ivey made a motion to approve the Conditional Use Permit application to allow

600 sq. feet or less be converted as temporary living quarters in the Accessory Structure (Shop), while their home is being built. Motion seconded by Dennis Miller. All in favor; motion carried. Dennis Miller made a motion to approve the Conditional Use Permit application allowing a homebased business of Leaf to Soil LLC at their location with no other outside employees and no increased traffic to the location. Motion seconded by Alan Ivey. All in favor; motion carried. Chairman Casey informed the Cuddy's they would need to obtain a building permit and business license through City Hall, and he will prepare a letter for them to outline the approval of their Conditional Use Permits.

- Kay Bower an Elm Springs resident who lives at 992 Elm Springs Rd. was present to address Planning Commission over some concerns of Zoning Code violations at a property located beside her at 938 Elm Springs Rd. Under her observation she believes a business is being ran from the location without the proper approval or permits that would allow such a business with heavy equipment and late hours of noise. She would like Planning Commission and Code Enforcement to check into it. The Mayor did state that our Building Inspector/Code Enforcement Casey Jackson had made a visit once already to the property and was under the understanding that they had moved the large trucks, but the Mayor stated the City would follow up and revisit the location again. Chairman Casey will also prepare a letter to be sent certified to them, letting them know of their violations, that any business would need to stop and proper procedures followed to see if a business would be allowed there.

Old Business:

- The January inspection report was given by Miranda Taylor. There were sixteen (16) permits issued for the month, two (2) of which were for Single Family Dwelling new homes. Fees collected were \$4,249.00. Total inspections for January were 23.
- Chairman Casey and Planning Commission briefly revisited and reviewed suggestions and changes made to Chapters 2, 3, & 5 of our zoning code. Chairman Casey will e-mail draft versions to Miranda, who will forward to our City Attorney Jay Williams for his review and opinion. Planning Commission will review again at their next meeting in March and hope to have completed Draft versions that can be voted on and sent on to City Council for final approval.
- Mayor Douthit gave a brief update to Planning Commission to keep them updated with City activity and events. Mayor Douthit let them know they were still moving forward with research and talks on connecting our sewer to NACA. A board meeting with NACA is scheduled for February 16, 2017.

With no other business, motion to adjourn by Dennis Miller. Motion seconded by Alan Ivey. All in favor; meeting adjourned.

Submitted by Miranda Taylor, Planning Commission Secretary