

Fair Grove Planning and Zoning **Public Hearing**

81 S. Orchard

July 7, 2025

Roll call taken by Chairman John Hayes.

Dennis Roe PRESENT, Shawn McCormick PRESENT, Darrin Moyers ABSENT, Paul Foreman ABSENT, Kelly Petty PRESENT, Travis Lee PRESENT, Ben McMains PRESENT

Opened Public Hearing at 6:30 PM

Public Hearing for – Rezone #RZ25-06-03, 121 and 139 West Saddle Club; **FROM** R-1 Single Family Residential **TO** C-1 General Commercial.

The Public Hearing will proceed as follows: The petitioner will step up to the podium, state name, and be recognized by the Chairman. The petitioner will be given 5 minutes to speak. Those in favor of and those opposed, will be given 3 minutes each. Maximum time limit for Public Hearing will be 30 minutes. Public Hearing will remain open at a minimum of 15 minutes.

Petitioner:

Tiffany Hill: I'm just wanting to match the property we already have, it's commercial, I don't know how long it's been commercial, it was commercial when I purchased it. We're just trying to match the properties, in hope it can become one big area. Hoping to merge the two and have one electric company. So basically, we're just wanting to make it commercial all the way across. Any questions?

Those in favor of: None

Those opposed to:

Gina Brumbaugh I live directly across the street. I've been in my house for 20 years. I don't want to live across the street... I know the school has been there for years, but I don't like everything else going. The traffic is already bad enough. We're talking about big events on the weekends and pumpkin patches. That's going to affect me, I don't know how it's going to affect my house, as far as the value of it. That's my retirement and I'm afraid it's going to affect it. Just the traffic and everything. I like looking across the street and seeing the field. That's why I bought the house where I did, 2 little acres. That's all I wanted. I don't want to look at a commercial building. I know I'm probably in the minority, because only 1 of 2 people it will even affect.

Hayes – Tiffany, do you want to address the questions. I know there's a house on one lot and a garage on the other lot. I don't think there's any plans to change that right now.

Hill – There's no plans to change it.

Brumbaugh – For now

Hill - The house is going to stay the way it is. If anything, we're going to make it look a little bit better, because it's pretty dated. You can see from when I purchased the school, I made it better.

Brumbaugh – I know it's beautiful. I get that.

Hill – That's kind of a standard I will keep. I can assure you that. Everything else will be back in the back. We want to keep all the trees. That's the whole idea of it.

Brumbaugh – If you do these events on the weekends. When you have these events, it's great, but your business is thriving and it's wonderful. People parking in the street and everything else. Damages....

Hill – We're hoping that making this part of it would make the overflow not be on there. Then we could make that be.....

Brumbaugh – A parking lot?

Hill – No, a nice looking parking lot. Right now, if we do have an event, we try to let everyone know. I don't think any event would be anything like the birthday party celebration. I'm not sure which house you're in.

Brumbaugh – I'm just right across the street.

Hill – The yellow one?

Brumbaugh – From the kids

Hill – The yellow one?

Brumbaugh – No, no, no not the yellow one, the brick one.

Hill – If anything it will make it be less hectic for parking in the street and things like that. That's our plan. It's not nearly the events like the birthday parties.

Brumbaugh – You talked about having Hiland coming at the first meeting when you proposed this. Pumpkin Patches.....that's substantial.

Hill – Oh like the Hiland Cow?

Brumbaugh – Yes, so that's.....

Hill – I just meant, that the Hiland cow would bring families to come and participate in the opportunities back behind, because we own that whole acreage. You're not really going to see the animals.

Brumbaugh – I still.....

Hayes – We've noted the post. Anyone else in favor or opposed.

Josh Pettit 170 West Saddle Club Road across from Tiffany. I just want to start out by saying, we love Legacy. Our child attends Legacy, has for a number of years. I like everything that Tiffany is doing. I'm very supportive of Legacy. The things I have for the Planning and Zoning Commission are: The first question I had, was, as proposed, would the property tracts be left as is and if so, now I understand your stated purpose is to make it all one uniform property. I would be supportive of that. My question is would the tracts remain separate? Because my understanding would be that if somehow Tiffany did not continue with Legacy, that opens up the opportunity for potentially three different business owners.

Hayes – The short answer is, she is still making up her mind about dissolving the property lines. She can do what she's asking to with the petting zoo and everything else, with it already as R-1. The only reason to do it as C-1 is basically to unify it and it helps. It unifies her taxes and everything else for business purposes. And because there's already an existing commercial property next door.

Petite – Her property.

Hayes – Her property, right. She owns all three. It's basically just unifying that. So the property line, if there was an adjustment and it becomes one big property, then that's something outside of planning and zoning. That has nothing to do with us, it's just some paperwork that's done with the City and it's filed with the county after the engineer inspects it and stamps it. That type of thing. So I can't really answer that, because the last time we met with Tiffany, she was still deciding and that's going to be..... We basically guided her to say go see a property expert or an attorney regarding everything else. All we can address is the zoning itself.

Petite – So I would be in favor if it was one unified section. If it's 3 sections all zoned commercial, I would just like to have an understanding that me living across from there, having the potential for three separate businesses of which, because one, I respect property rights immensely. And I like the business, I think that this business serves a good position here in the community. There are people who need child care, we use child care. I would say child care is a significantly different type of enterprise, than other commercial enterprises. But if someone wants to put a high volume commercial entity at that locations, that's where I would have objections as a neighbor and homeowner. I wanted to address some of the concerns about the roadway, that's the second question I have with Planning and Zoning Commission. If you're wanting to increase commercial activity on Saddle Club, we currently have the Saddle Club, which I also think is a treasure for Fair Grove. A very important piece of our community and Legacy that if you are suggesting or intending on furthering commercial activity, which I see is not in the Comprehensive Plan, then myself as a citizen would want some sort of stated action that could be held to, to improve the quality of resources on Saddle Club. There's not even a line on the road, so it's busy twice a day and most people are very cooperative. Again, we take our child over and I know most of the people who drop off their kids, everybody is very cooperative. The unknowns are two additional businesses, which might come there in the future, is that going to be as cooperative. I've also brought to the Planning and Zoning Commission, so I've seen properties that we are talking about. I've seen their evolution and history and we went from a R-1 residence to a rental, to being sold and now acquired yet again. So while people say their plans, I think your job is to really give a steady hand to our community and that's what I would ask for in this instance as well. Finally, Planning and Zoning talking about park access. Whenever the property sold two owners ago, I approached each owner about an easement/pathway to

the park from Saddle Club. The little strip where the trailer existed, you all just mentioned. In both situations, the realtors were not interested in doing that, because it made that little strip less worthwhile by the time you take that little strip and carve off a 10 foot easement for a walking path. Suddenly, they're saying, "I don't have the enough room to build the things I might want to build on my property." If you're talking about rezoning this as commercial and if you're talking about potentially encapsulating it into one large area, I would also like Planning and Zoning to talk about how we can access to the park from Saddle Club, which there are two relatively major subdivisions. We see people walking up and down the street all the time.

Hayes – When you say access, just to clarify, you're talking about foot traffic only not car traffic?

Petite – I would be interested in foot traffic only.

Hayes – Ok

Petite – Yes Sir, because for us to go around the corner, over the small Main Street bridge and walk up to the park entrance, even from our position, that's an additional 30 minutes in an evening, which we probably only have about two hours before we go to bed, Come home, get some exercise, eat dinner, get the kids to bed, do homework, all things everybody has to do. I was told at the time there was a plan for sidewalks, to be going up Main Street. I have seen the sidewalks on 125 and the sidewalks joining here, I'm definitely a fan of that. I see Fair Groves Park as a unique situation that most towns don't have because of its centralize point. I see so much benefit come out of the Parks Department. The new ball fields they just built. I would like to see it as a pedestrian hub for the city. There's no reason from where I am, you can pretty much see my house over there, that I shouldn't be able to access the library by walking. At this time it's very difficult. So just be in your consideration, since we are asking for change, you've invited the public here to speak about that change. That's the reason I'm bringing it to you now. Again, trying to be very respectful of Tiffany's property rights. That's everything I have to say. Thank you.

Hayes – Understood. Kelly, can you share anything, updates or timelines on the sidewalk?

Petty – We hope to have Phase 2 and Phase 3 of the sidewalk project completed. Phase 2 includes bringing the sidewalk from Maple down to Saddle Club. Phase 3 extends that into the Meadow Woods neighborhood. There are also sidewalks, the extension from City Hall here, to the Senior Center. Then there's a section across from the school that connects that North neighborhood to the school property and the sidewalks to the rest of the city.

Petite – Can I just make one more comment? I think that's all wonderful and it's great for the community. I have about 7 years to make use of those, then I really don't care, because once my child is out of school, we aren't going to use it. The timeliness of the sidewalks is also important to me, which is why I was discussing.

Petty – Thank you for bringing it up and giving me the opportunity to share with this group. Phase 2 which extends the sidewalk to the Saddle Club should be completed by the end of this year, by December. Phase 3 would hopefully be completed six months after that. So your seven years, you should be able to use them.

Petite - Thank you

Hayes – Phases were approved 2 years ago, roughly? There's actually grants in place. That's why the city is able to do that right now. So they are moving along quickly.

McCormick – John, really quick, he mentioned foot traffic access from Saddle Club to the park, which would go right through the property line. So correct me if I'm wrong, no matter what it's zoned, it would still be up to the property owner?

Hayes – Correct. There would actually be 2 easements. It would be the easement from wherever the property owner is but also then the city would have to grant access to the park on that access.

Petty – Which would be a different discussion.

Hayes – It would be completely separate. I've made a note that we can look into that and research it a little bit. So we'll be happy to get back to you on that. It makes sense, but again in my mind, the thing I was thinking and maybe this is where you were going with it is where would anybody park. It would serve a half dozen homes right there that would cut through instead of just going down the new sidewalk into the park.

Petite – I do realize that this is a different topic. This is not the topic we came here to discuss, However I do see that in part of this public hearing as part of the tract definitions, it says "except any part of thereof deeded, taken or used for road or highway purposes." So I assumed the access to the park, would be a road as well as that edge of the property, is the closest point to access the park to where the footbridge is. If you go straight back there, you're going to hit the footbridge and so it's like the closest place to access a walking access and join it with the rest of the park. So that's why I brought it up in conjunction with what was written here.

Hayes – Right and again, like you said, that's a separate discussion. So literally I have no other information. I know where you're talking about and I know where the footbridge is over there in the park. I mean it's something we've never discussed. I appreciate the input. Any other, anyone else want to speak.

We need a motion to recommend the rezone. I would entertain that motion at this time.

Motion by McMains to recommend Rezone #RZ25-06-03 to Board of Aldermen. Second Lee.
Discussion: None

Roe AYE, McCormick AYE, Petty AYE, Lee AYE, McMains AYE, Hayes AYE

Motion by Lee to close Public Hearing for Rezone #RZ25-06-03.
Second Roe. Discussion: None

Roe AYE, McCormick AYE, Petty AYE, Lee AYE, McMains AYE, Hayes AYE

Closed Public Hearing at 6:51 pm

Meeting called to order at 6:51 pm

PUBLIC PORTION – Public may speak on any item on this agenda.

1. Approve Planning and Zoning minutes from June 2, 2025:

Motion by McMains to approve June 2, 2025 minutes. Second Lee

Discussion: None

Roe AYE, Petty AYE, McMains AYE, McCormick AYE, Lee AYE, Hayes Aye,

Motion to adjourn meeting by McCormick. Second Roe All ayes. Adjourned at 6:53 pm



Chandra Scott, Planning & Zoning Clerk