

MINUTES OF THE PLANNING COMMISSION MEETING

**PLANNING COMMISSION/
BOARD OF ZONING APPEALS
January 19, 2016**

Commissioners Present: Cowman, McLean, Wrischnik, Hardwick

Commissioners Absent: Meinig, Pfefferkorn

Others Present: Mike Gotfredson, Randi Lucas, Craig Browning with C3 Realty

Item 1: Pledge of Allegiance

Item 2: Consideration of minutes from the July 21, 2015 meeting.

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the July 21, 2015 meeting.

Commissioners McLean and Hardwick made a motion to approve the minutes as submitted, with all Commissioners voting in favor.

Item 3: Consideration and vote on a 15 lot subdivision for Hidden Meadows Estates Phase II, C3 Realty, applicant.

Planner Gotfredson presented the staff brief and overview of the preliminary plat for 15 lot subdivision west of the current Hidden Meadows Estates. Second of three phases for this development. Preliminary plat has been reviewed by Planner Gotfredson and Wilson and Company with no review comments. Plat meets all the requirements after zoning and use is added.

Planner Gotfredson recommended approval on the plat.

Commissioner Mclean questioned if the minimum lot requirement were met on all lots. Planner Gotfredson confirmed the requirements are being sufficed.

Mclean also wanted to be sure that the current residents will not be disturbed by the entrance and exiting of the equipment during the development. Craig Browning stated that they are providing a temporary construction entrance in order to not interfere with the current residence.

Commissioner Wrischnik also wanted to be sure that the street width would not be a problem. Gotfredson assured that it met all the requirements and that there will not be a street width problem.

There was no additional discussion among Commissioners.

Commissioners Wrischnik and Hardwick made a motion to approve the preliminary 15 lot subdivision plat for Hidden Meadow Estates Phase II, C3 applicant. All Commissioners voted in favor.

Item 4: Discussion on amendments to the Land Development Ordinance related to senior housing.

Planner Gotfredson stated that the City's Comprehensive Plan encourages that consideration of amending the LDO to promote the development of housing for senior citizens. As we have seen some interest in development of such projects, it is seemed to provide a good reason to look at some potential changes. Gotfredson proposes adding a use in the use table for senior houses defined at apartments for seniors.

Commissioner Cowman said that he would suggest making the downtown area and approved use on the table.

Item 5: Community/Economic Development Director Report and Items from Commissioners.

Planner Gotfredson gave Commissioners gave an update that the UDS 368 continue on schedule.

The Miami County Detention Center tunnel is requiring a relocation of a sewer line that the City will begin to move in the spring.

In 2015 seven new house permits were issued with three pending. This compares to the three new house permits from 2014.

Item 5: Adjournment

Commissioners Cowman and McLean made a motion to adjourn the meeting. All Commissioners voted in favor.

Meeting was adjourned at 5:27 pm.