



**MINUTES OF THE PLANNING COMMISSION MEETING  
PLANNING COMMISSION / BOARD OF ZONING APPEALS  
NOVEMBER 19, 2019**

**Commissioners Present:** Cowman, Hardwick, McLean, Pritchard, Scott  
**Commissioners Absent:** Pfefferkorn  
**Others Present:** Randi Shannon, Jessica Shay-Howell, Rob George (Legacy Contractors)

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**Item 1: Pledge of Allegiance**

**Item 2: Consideration of minutes from the October 30, 2019 meeting**

Commissioner Cowman called the meeting to order. The first order of business was the consideration of the minutes from the October 30, 2019 meeting.

*Commissioners McLean and Scott made a motion to approve the minutes from the October 30, 2019 meeting with all Commissioners voting in favor.*

**Item 3: Consideration and vote to recommend approval on final site plan for new multi-use parish hall at 509 E Chippewa, Holy Trinity Catholic Church, applicant.**

Assistant City Manager, Randi Shannon, presented the final site plan for the new multi-use building for Holy Trinity Church at 509 E Chippewa St. The setbacks shown on the site plan are setbacks that were approved in a prior variance from 1999 and will be allowed so the new addition is in line with the church and school on either side of the new building.

Commissioner Scott asked if any of the neighbors have expressed any concern. Assistant City Manager, Randi Shannon, said there have not been any complaints heard.

Rob George, Legacy Contractors, told the Planning Commission there has been a survey of the land and a storm water survey completed prior to presenting the final site plan.

Commissioner Pritchard asked what exterior materials would be used. Rob George answered the building would be finished with block and architectural metal that will match both the existing church and school.

*Commissioners McLean and Pritchard made a motion to approve the final site plan with previously approved setbacks (variance '99) for the new multi-use parish hall at 509 E Chippewa, Holy Trinity Catholic Church, applicant, with all Commissioners voting in favor.*

**Item 4: Consideration and vote to recommend approval on final site plan for mini warehouse storage facility at E Sundance Drive, Legacy Properties and Development, LLC, applicant.**

Assistant City Manager, Randi Shannon, presented to final site plan for a mini warehouse storage facility at E Sundance Drive, Legacy Properties and Development, LLC and stated that the parking setbacks will be five (5) feet shorter than shown to comply with zoning regulations.

*Commissioners Pritchard and Cowman made a motion to approve the final site plan with a fifteen (15) foot street parking setback at E Sundance Drive, Legacy Properties and Development, LLC, applicant, with all Commissioners voting in favor.*

**Item 5: Consideration and vote to hold a Public Hearing to discuss proposed rezoning for Rockwood Estates, property owners of Rockwood Estates, applicant.**

Assistant City Manager, Randi Shannon, presented to Planning Commission that the property owners at Rockwood Estates would like to rezone from Thoroughfare Access (TA) to Neighborhood Conservation Residential One (NCR1) to keep the character of Rockwood Estates as a single family neighborhood and stated that the Planning Commission should take over as applicant.

Commissioner Chair Cowman stated that would be a reasonable task.

Assistant City Manager, Randi Shannon, stated that Rockwood Estates was originally a Planned Unit Development so there was a requirement to have mixed types of residences including multi-family.

*Commissioners Cowman and McLean made a motion to hold a Public Hearing for the rezoning of Rockwood Estates from TA to NCR1 with all commissioners voting in favor.*

**Item 6: Community/Economic Development Director Report**

Southern Eats is officially open for business.

Next meeting is December 19, 2019

The search for the next City Manager is still on. In the interim, Assistant City Manager, Randi Shannon, will fill in as City Manager.

**Item 7: Adjournment**

*Commissioners Cowman and McLean made a motion to adjourn with all Commissioners voting in favor.*