

## Minutes - City of Perry Planning Commission January 6, 2020

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CITY OF PERRY

Call to order by Ottke @ 7:03pm

Present: Porter, Sanford, Ottke, Lewis, Elliott, Cottrell, new member Larry Lambert

Guests: Leland Scott, Chad Michelle Diffen, Mayor Huguelet

Approval of the Agenda, with new business moved to top of agenda – agenda approved

Approval of the Minutes from December 2 2019 meeting – minutes approved

### **New member of Planning Commission:**

Larry Lambert sworn in last week at City Council meeting. 21 years in Perry Lakes Estate 35y with GM. Retired about 4 years ago. Enjoy trap shooting, and outdoor sports. Was interested in local government and wanted to get involved.

### **New Business:**

*Kentucky Fried Chicken:* proposed new location in Perry, between gas station on SE corner and Taco Bell. Preliminary plans presented to PC, no building plans were given.

Discussion included: allotted parking spaces adequate for seating numbers. Will the project use dark sky lighting? Clarification of the width and angle of existing driveway facing Lansing Road, and of the width of the driveway from the gas station. Details on the detention pond are light, Porter would like more information on the slope and construction of detention pond, including a cross section. What is "outlet control" and silt management plan. Landscaping appears adequate. Concerns about traffic flow from the gas station and off of Lansing Road. Scott states the City Departments are still looking at the project, and that a permit is still needed from the County Drain Commission. Scott wants site plan approval on the February PC agenda; Scott agreed to take these questions back to the architect for information at February 2020 PC meeting.

### **Old Business:**

*Update on concrete crushing site status:* Mayor Huguelet stated there was an enforcement hearing today. DPW found non-compliance at the site, materials were too close to the road, too much equipment close to the road. Mosher worked over the weekend the materials were moved that maybe its on the I-2 property now, but not confirmed. Judge ordered the equipment must be moved by Thursday morning then they assess \$500/day civil fine via circuit court. Permanent injunction on the temporary permit for concrete crushing from the Judge. Mosher's are allowed to remove the materials as they sell it, nothing more can be added.

*Denial of End Poverty Now request for rezoning:* parcel 024-58-014-000 was previously declined by the PC to be rezoned to B-1 from R-1A. The City Council and the property owner would like reasoning on

the decision. Elliott had previously written a summary for the City Council; Elliott read his summary to the PC. Lambert expressed concerns about what type of business is across from the schools.

Motion/second to attach Elliott's letter and PC meeting minutes to form "Recommendation to City Council" provided by Clerk and send back to Council. Approved unanimously.

*Zoning text amendment #349 to the Planning Commission:* per Mayor Huguelet, a meeting with the City planner, enforcement officials and City attorney in December to discuss a means to clarify language in the zoning ordinance for proposed I-1 and I-2 site plans. The working group would like the PC to establish public hearing for the proposed changes at the next PC meeting on February 3<sup>rd</sup> at 7:15pm. Sanford wants opportunity to review this before putting before public hearing, clarification on where the proposed language will be inserted. Cottrell asks Mayor if the working group had considered changes to section of the zoning ordinance that pertains to temporary permitting. Mayor expresses the City's intention to have site plans reviewed by the City planner, and to ensure projects do not advance without appropriate approvals.

Move/second to establish public comment on zoning text amendment at next PC meeting – passed unanimously.

*Discussion of City fee and penalty schedule:* Ottke requests discussion of fee schedule on next month's agenda. Cottrell will email fee schedule with members of the Planning Commission.

*Questions for City attorney:* Ottke requests resubmittal of Planning Commission questions previously submitted to the City attorney in October 2019. Cottrell will resend them to Clerk and Mayor.

Meeting adjourned