

Planning and Zoning Commission Meeting - Minutes  
April 15, 2019

Attendance: Nick Polk  
Jim Bailey  
Kelly Rather  
Marsha Chaney  
Shane Eoff  
Michael Florence  
Karen Dill  
Jimmy Von Tungeln – Consultant

Selection of Officers:

New officers were voted unanimously. Chairman-Marsha Chaney, Vice-Chairman-Kelly Rather, Secretary-Karen Dill

Leon Hawkins:

Mr. Hawkins has wanted to put an accessory building on his vacant lot but has had issue with it because the lot is not directly connected to his residential property. An accessory building cannot stand alone on a lot. Gene Eagle owns the lot between Mr. Hawkins two and has agreed to swap property so that Mr. Hawkins lot will be in his backyard and he can then move forward with plans to build. Jimmy Von Tungeln will verify that this meets code. Kelly Rather asked if this property would need to be rezoned from C-2 to C-3 or Residential. No answer was given at the time.

Jay Cooper:

Mr. Cooper wanted to speak to the Commission regarding a type of facility his company is considering building in Watson Commercial Park. They want to purchase 3 lots and build rental space that would resemble a mini-storage facility. Each unit would have an overhead door and a walk-through door. There would be no parking on the outside of the building. Tenants would park inside the building. Each unit would also have electricity and a bathroom facility. The owner would hope to attract tenants such as plumbers, electricians, etc. that would use the space as their storage/office. There would be no retail tenants. The Commission saw no issue with this type of facility in this area as long as city code and Watson Acres guidelines are met.

General Discussion:

Jimmy Von Tungeln spoke about city codes for parking. He feels the city is over rated on the codes for parking.

Marsha Chaney asked Jimmy Von Tungeln a few general questions regarding Tommy's Donuts. The drive-through is very tight, the front door is not in the right place, and the exterior is not of appropriate materials. Mrs. Chaney feels that the commission has been very lenient and that no further exceptions should be given.

It was also agreed upon to continue the Commission meetings on the 3<sup>rd</sup> Monday of each month at 6:30.

Motion to adjourn was made by Jim Bailey and 2<sup>nd</sup> by Kelly Rather. Marsha Chaney adjourned the meeting.