

CITY OF WILLARD
PLANNING AND ZONING
NOVEMBER 28TH, 2006
7:00 P.M.

P&Z Commission present: Mayor Thomas J. Keltner, President Dale Duvall, Executive Secretary Lucille Murray, Charles Gugel, and Bradley Dalton. Commission members Vice President Jeff Bowers, Aldermen Charles Whitehead, and Jim McKee were not present.

Also in attendance: City Administrator Fred Gress, City Clerk, Kathy Snyder; Aldermen Bill Caplinger; Aldermen Gordon O'Quinn; and City Attorney Ken Reynolds.

Guest present: Jackie Gamble.

City Attorney Ken Reynolds opened the PUBLIC HEARING TO CONSIDER THE PROPOSED TEXT AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS: ADDING SECTION 14.10 COMMON OPEN SPACE AND COMMON IMPROVEMENT REGULATIONS; SECTION 13.7.4 THE APPLICANT SHALL SUBMIT, ALONG WITH THE FINAL PLAT, A COPY OF THE HOMEOWNERS' ASSOCIATION BY-LAWS AND RESTRICTIVE COVENANTS WHICH SHALL CONTAIN LANGUAGE, APPROVED BY THE CITY, SETTING FORTH RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS, AND SECTION 17.4 LIGHTING REGULATIONS; AND SECTION 17.5 NOISE REGULATIONS.

(P&Z requested Public Hearing on October 24th, 2006; Public Notice published in Cross Country Times on November 8th, 2006)

Ken asked if anybody wished to speak in favor or opposition. No one spoke. Ken closed the Public Hearing.

Chairmen Dale Duvall called the meeting to order.

Agenda Amendments/Approval of agenda

Motion made by Mayor Thomas J. Keltner with second by Lucille Murray to approve the agenda. All votes yes. Motion carried.

Minutes-10-24-06

Motion made by Charles Gugel with second by Mayor Thomas J. Keltner to approve the minutes of the Regular Meeting on October 24th, 2006. All votes yes. Motion carried.

Citizens Input

None

Proposed Text Amendments to LDR's

Motion made by Mayor Thomas J. Keltner with second by Charles Gugel to recommend to the Board of Aldermen that the proposed Text Amendment be approved. Adding Section 14.10 Common Open Space and Common Improvement Regulations. Charles Gugel-yes. Dale Duvall-yes. Mayor Thomas J. Keltner-yes. Lucille Murray-yes. Bradley Dalton-yes. All votes yes. Motion carried.

Motion made by Lucille Murray with second by Mayor Thomas J. Keltner to recommend to the Board of Aldermen that the proposed Text Amendment be approved. Adding Section 13.7.4-The applicant shall submit, along with the final plat, a copy of the homeowners' association by-laws and restrictive covenants which shall contain language, approved by the city, setting forth responsibility for maintenance of commons areas. Charles Gugel-yes. Dale Duvall-yes. Mayor Thomas J. Keltner-yes. Lucille Murray-yes. Bradley Dalton-yes. All votes yes. Motion carried.

Commission discussed Proposed Lighting Regulations. Mayor Thomas J. Keltner stated that Section D, The Maximum permitted average illumination of all parking lots shall be five (5) footcandles, is really dim. City Attorney Ken Reynolds said that he didn't know what five (5) footcandles meant. Ken asked if the commission would like to table this issue until he could research it further. Mayor suggested tabling the proposed lighting regulations, and requested that the attorney call some places and get some information on recommended lighting. Mayor also suggested that the following section be deleted due to additional cost. Section H-For uses requiring site plan review, lighting shall be significantly reduced during non-operational building hours, allowing only lighting necessary for security purposes. The lighting plan submitted for review shall note where this distinction occurs.

Motion made by Mayor Thomas J. Keltner with second by Charles Gugel to table the proposed Lighting Regulations until further research is done. Charles Gugel-yes. Dale Duvall-yes. Mayor Thomas J. Keltner-yes. Lucille Murray-yes. Bradley Dalton-yes. All votes yes. Motion carried.

Motion made by Mayor Thomas J. Keltner with second by Lucille Murray to recommend to the Board of Aldermen that the proposed Text Amendment-Adding Section 17.5 Noise Regulations be approved. Charles Gugel-yes. Dale Duvall-yes. Mayor Thomas J. Keltner-yes. Lucille Murray-yes. Bradley Dalton-yes. All votes yes. Motion carried.

Request for Public Hearing for proposed Text Amendment to the LDR's concerning M-2 Zoning Classification

(Hearing date would be January 23rd, 2007 if approved)

Motion made by Mayor Thomas J. Keltner with second by Charles Gugel to table this issue. Charles Gugel-yes. Dale Duvall-yes. Mayor Thomas J. Keltner-yes. Lucille Murray-yes. Bradley Dalton-yes. All votes yes. Motion carried.

Request for Public Hearing for proposed Text Amendment to the LDR's concerning neighborhood meeting required at time Sketch Plan is submitted for a PDD

Motion made by Mayor Thomas J. Keltner with second by Bradley Dalton to approve that a Public Hearing be set for January 23rd, 2007 for proposed Text Amendment to the Land Development Regulations concerning neighborhood meeting required at time Sketch Plan is submitted for a PDD. Charles Gugel-yes. Dale Duvall-yes. Mayor

Thomas J. Keltner-yes. Lucille Murray-yes. Bradley Dalton-yes. All votes yes. Motion carried.

Request for Public Hearing for proposed Land Use Plan

Motion made by Lucille Murray with second by Bradley Dalton to approve to set a Public Hearing for proposed Land Use Map in the Comprehensive Plan. Charles Gugel-yes. Dale Duvall-yes. Mayor Thomas J. Keltner-yes. Lucille Murray-yes. Bradley Dalton-yes. All votes yes. Motion carried.

Old Business

None

Motion made by Lucille Murray with second by Bradley Dalton to adjourn meeting. Charles Gugel-yes. Dale Duvall-yes. Mayor Thomas J. Keltner-yes. Lucille Murray-yes. Bradley Dalton-yes. All votes yes. Motion carried.

Meeting adjourned.

Kathy Snyder, City Clerk