

**Planning Commission
Meeting Minutes
January 20, 2015**

Attending: Full Commission

Also: Richard Ferry, Chuck Eichorst, and Don Rehman

- I. **Approval of October 21, 2014 Minutes: C. Mullinax made a motion to approve the minutes as presented, 2nd by H. Mallon. Motion carried 5-0.**
- II. **Conditional Use Permit**
 - a. **none**
- III. **Rezoning**
 - none
- IV. **Plat Review**
 - a. **none**
- V. **Site Plan Review**
 - a. **none**
- VI. **Ordinances**
 - a. **Public Hearing: Ordinance 15-01: Ordinance to amend sections 74-98, 74-96 and 74-287: R. Ferry presented the ordinance changes to the Commission. He stated that the changes to Table 6.4 is in accordance to the discussion from the preceding two meetings. Bed and Breakfasts and all types of cemeteries were removed as conditional uses in the R40/C district. In Table 6.1 the lot configuration of the GC district on Main Street from Johnson to RR was extended on Broad Street to Morgan Street. Driveway requirements were changed in Section 74-287 (g) and a definition of a church and school were added to the definition list. D. Rehman addressed the Conditional Use of churches and schools. He stated that Heritage Pointe has 282 home that will not be built by DR Horton and there are only two exits. He asked what will happen here if it is determined that homes cannot sell here. One option may be the sale of the property as a church or school as an afterthought. This could be detrimental to the residents. He is asking that the Planning Commission remove the church and school from conditional uses in the R40/c district. J. Preece asked if Mr. Rehman was proposing a gated community. Rehman stated that he is not. S. Barker asked Mr. Rehman to explain why a school or a church would be an afterthought. Rehman stated that the original proposal for Heritage Pointe had an entrance onto Stallings Road, with that entrance gone, the homebuilder may find the lots to the rear unappealing and desire to sell for another purpose. J. Preece asked**

R. Ferry to change the sentence in 74-287 (g) starting with “in addition” to “In addition, parking of vehicles in the front yard or in front of the principal building line in an R district shall be prohibited except on a hard-surfaced driveway, in a carport or garage.” After a short discussion S. Barker made a motion to approve the ordinance as presented with the change in Section 74-287(g) as presented by J. Preece, 2nd from H. Mallon. Motion carried 5-0.

VII. City Planning
a. none

VIII. Adjourn: C. Mullinax made a motion to adjourn, 2nd by H. Mallon. Motion carried 5-0.

**Planning Commission
Meeting Agenda
March 17, 2015
7:00 PM
505 Howard Road**

Attending: Full Commission

Also: Richard Ferry, Mr. and Mrs. Rod Wright, Scott Tigchelaar, Tracy Brady

I. Approval of January 20, 2015 Minutes: H. Mallon made a motion to approve, motion carried 5-0

**II. Conditional Use Permit
a. none**

**III. Rezoning
a. none**

**IV. Plat Review
a. none**

**V. Site Plan Review
a. HDV, 9 Main; HDV 21 Barnes Street and HLH 15 Barnes Street: Scott Tigchelaar presented the application to the planning Commission stating that the proposed site plan is very much like the drawing that was provided for rezoning. He stated that the site will contain a restaurant, retail shops and loft living spaces. The project also contains parking for the lofts as well as public parking in a joint effort with the City. J. Preece asked him to show where the parking spots that will be set aside for the lofts will be located. H. Mallon asked for the number of lofts. S. Tigchelaar stated that there are 9. R. Ferry explained that a site plan sets the basis for construction and civil drawings. HE stated that the the proposed site plan meets the requirements of the ordinance. He also explained that the city has been working with the developer to come up with a permanent fix to the stormwater requirements that exist as a result of the City's NPDES Phase II MS4 permit. L. Wendt asked to explain the difference between qater quality and water quantity. R. Ferry explained that in the past the city has been primarily concerned with the volume speed that water leaves a property, typically controlled by a detention pond. The new permit requires that the first 1.2 inches of rain are detained on site and further requires that the water is treated to 80% TSS loading. S. Barkeer asked if the applicant intends to set aside a location for golf cart parking. Tigchelaar indicated that they are not in the plan but may place charging stations for golf carts and electric cars. L. Wendt asked what considerations were made for pedestrians crossing Barnes from 9 Main to the restaurant. Ferry stated that the short term plan would be to have a cross walk with signs stating YIELD TO PEDESTRIANS. That plan will be evaluated as needed. H. Mallon asked about the proposed seating in the restaurant. Tigchelaar**

responded 99. After a short discussion H. Mallon made a motion to approve, 2nd by C. Mullinax. Motion carried unanimously.

VI. Ordinances

a. none

VII. City Planning

a. **Senoia Hollows:** R. Ferry gave the background of Senoia Hollows. He stated that the property was rezoned from R40 to RH. RH allows more density as long as there is no extension of public sewer and there is a 20 foot side setback. He stated that the planning commission and council approved the rezoning with the requirements that middle street R Wright presented the proposal for discussion. He desires to construct a 13 unit subdivision with a road extension of Clark Street to a cul-du-sac and a cul-du-sac and water extension on Middle Street however no additional lot will front Middle Street. J.Preece stated that he was told that at one time Clark Street did go into the property to a homestead. However he did not feel that it was appropriate for it to end in a cul-du-sac. Instead he recommended that it turn to the west and adjoin Middle Street. R. Wright stated that his concern was the homes that currently front Middle Street. J. Preece stated that redevelopment has already begun and could easily continue with the proposed connection. L. Wendt stated that she would like to see the homes developed similarly to the rest of the historic district. Even if there is one builder, the homes should be built differently. After a short discussion, R. Wright stated that he understood the direction provided by the Planning Commission and would be coming back with a plan in accordance with their comments.

VIII. Adjourn: S. Barker made a motion to adjourn, 2nd by C. Allerdice. Motion carried unanimously.

**Planning Commission
Meeting Minutes
April 21, 2015
7:00 PM
505 Howard Road**

Attending: Shelby Barker, L. Wendt, H. Mallon, J. Preece, C. Allerdice.
Also: S. Sterns, H. Sterns, R. Wright, T. Baggarly, V. Johnson & Family

I. Approval of March 17, 2015 Minutes: L. Wendt made a motion to approve, 2nd by H. Mallon, motion carried 5-0

II. Conditional Use Permit
a. none

III. Rezoning

a. **Proposed Rezoning of 3.33 AC on Horseshoe Bend at Johnson Street from Residential (R40) to Residential (RH)**

1. Comments from the Applicant: R. Wright present the application to rezone 3.33 AC from R40 to RH. He stated that he desires to develop six (6) lots for single-family residential purposes in a craftsman/historical way. H. Mallon stated that the report indicates 5 lots. R. Ferry stated that no concept plan was received and he was basing that off of his discussions with the applicant. The applicant stated that he based it on what was discussed on Senoia Hollows and his intention was to base it on the number of homes he could do in that zoning. R. Wright explained the road easement on Horseshoe Bend and that he intends to improve the road and deed the right-of-way to the city. L. Wendt asked about the first house at the intersection of Johnson and Horseshoe Bend. She stated that she would like to see it fronting Johnson Street. Wright indicated that it would be possible if he were to realign the lots. C. Allerdice asked for the minimum lot. Wright provided the size. R. Ferry stated that the lots sizes would be smaller if the city accepted the right-of-way. H. Mallon asked for the width of the lots. Wright stated that he intended to get 80 feet of frontage to maintain a 40 foot building envelope and 20 foot side setbacks.

2. Comments from the Zoning Administrator: R. Ferry presented the staff report indicating that no concept report was presented and that the report is based on 5 lots as discussed. He indicated that each would have a frontage that closely matches the road with five lots, 80 foot wide lots do not match the road as required in the ordinance. He did indicate that the project would provide additional density and homes in the area and the City would be willing to accept the right-of-way. The developer would be required to make all necessary water and sewer taps at no expense to the city. J. Preece asked if the 3.33 AC is appropriate for RH zoning. Ferry stated that the ordinance was developed to maintain consistency in the neighborhoods of the historic district. L. Wendt asked if RH is used to increase the number of lots on a tract. Ferry stated that density is one of the factors to rezone to RH.

3. Comments from the Public: None

4. Questions and Discussion from the Planning Commission: J. Preece stated that he is concerned that the RH zone will be used to provide starter homes on small lots along the RR tracks in the historic district. L. Wendt stated that some oversight will exist from the HPC. Wright stated that he intends to price the homes at \$220,000. S. Barker stated that he has the same concern about the tracks. These are not buffered like the homes on Clark that were recently constructed. L. Wendt stated that she desires for the lot with frontage on Johnson to face Johnson. J. Preece stated that the plan does not meet the ordinance however, the commission is considering the zoning of the property, not necessarily the plat. The plat will come back during preliminary platting and will have to be in accordance with the zoning.

5. Recommendation of the Planning Commission: After a short discussion, H. Mallon made a motion to approve the rezoning of the 3.33 AC from R40 to RH, 2nd by C. Allerdice. Motion carried 4-1. Barker in opposition.

b. Proposed Rezoning of 1.3 AC on Baggarly Way at Johnson Street from Residential (R40) to Residential (RH)

1. Comments from the Applicant: S. Sterns and H. Sterns presented the rezoning application for 1.3 AC on Baggarly Way and Johnson Street. She desires to rezone the property from R40 to RH and create two additional lots. One lot will be on the Baggarly Property with frontage on Johnson Street and one will be divided out of the 116 Baggarly Way and a portion of the Baggarly property. This idea started when they began working on the house at 116 Baggarly Way and received several inquiries about their project and other construction projects that might exist. S. Sterns presented the plan and concept to the commission. She stated that the size and style of the homes will be similar to those of Baggarly Way. She stated that there is a need for a 5 foot setback when 20 feet is required.

2. Comments from the Zoning Administrator – R. Ferry presented the report from the City. He stated that the proposed single-family residential use does not have a dramatic impact from the existing single-family residential use. However the proposed setbacks are a concern of the City. He stated that when the ordinance was approved both Planning Commission and the Mayor and Council approved a 20 foot side yard to have a similar yard as the rest of the district. He further stated that the proposed frontage is not similar to the rest of the same side of the street. Ferry further stated that the proposed width and setback will not accommodate storm water runoff. R. Ferry stated that the ordinance has an impervious percentage that cannot be exceeded. J. Preece asked about the difference between the proposal and the zoning of the Gin Property. R. Ferry stated that the Gin Property and other selected properties had challenges. The properties were designated IIR to allow a greater density to overcome challenges. The Gin Property was a brown field that needed to be redeveloped.

3. Comments from the Public: B. Rourke 124 Baggarly Way stated that the side setback is a concern because the rest of the street does not have these setbacks. He stated that the concept would change the flavor of the street. He stated that the Gin Property is a planned subdivision, Baggarly Way is not.

4. Questions and Discussion from the Planning Commission: L Wendt stated that concerned about the size of the houses on each lot especially between 116 and 100 Baggarly Way. J. Preece stated that the lot on Johnson may work but the lot with frontage on Baggarly does not. L Wendt stated that the lots must match those of the same side of the street, the plan does not do that.

5. Recommendation of the Planning Commission: After a short discussion, H. Mallon made a motion to deny the rezoning request of 1.3 AC from R40 to RH, 2nd by L. Wendt, motion carried 5-0.

IV. Plat Review

a. **Morgan Farms Preliminary Plat – Morgan Road and Old GA 85**
32 lots zoned R40 C: Applicant was not present, J. Preece made a motion to table, 2nd by H. Mallon. Motion carried 5-0.

V. Site Plan Review

a. none

VI. Ordinances

a. none

VII. City Planning

a. none

VIII. Adjourn: S. Barker made a motion to adjourn, 2nd by C. Allerdice. Motion carried 5-0.

**Planning Commission
Meeting Minutes
May 19, 2015
7:00 PM
505 Howard Road**

Attending: Colleen Allerdice, Jim Preece, Shelby Barker, Herb Mallon, Cheryl Mullinax

Also: R. Ferry, Claud Raptist, Paul Snelling, Rod Wright, and Norman Tornikraus

I. Approval of April 21, 2015 Minutes: C. Allerdice made a motion to approve the minutes, 2nd by H. Mallon. Motion carried 4-0

**II. Conditional Use Permit
a. none**

**III. Rezoning
a. none**

IV. Plat Review

- a. Morgan Farms Preliminary Plat – Morgan Road and Old GA 85
32 lots zoned R40 C: C. Raptist presented the application for preliminary plat approval to the PC. He stated that the property was annexed earlier this year and it was resolved that he would bring the water from Fieldstone Estates, go under GA Hwy 16 and enter the property along the water and sewer easement in the northeast corner of the property. He stated that the plat reflects .9 units per acre yielding 32 lots on typical ½ tracts. He is proposing sidewalks throughout the development but no amenities are planned. H. Mallon asked about the space between the lots in the cul-du-sac. Raptist stated that it would provide access to the city for well exploration. R. Ferry stated that he would like to see the entrance landscaping included in the construction drawings. He also stated that the ordinance requires several items that have to be met including a multiuse trail from an internal roadway to the northeast corner of the property. The City would connect to it at some point in the future. After a short discussion H. Mallon made a motion to approve the preliminary plat, 2nd from C. Mullinax. Motion carried 5-0.**
- b. Senoia Hollows Preliminary Plat - 4.8 AC on Middle Street and Johnson Street – 12 lots zoned RH: R. Ferry gave the background. He stated that the property was part of a larger tract that was rezoned from R40 to RH. The plan proposed with the rezoning never came to fruition. Last month the applicant attending a PC meeting to discuss the project. The proposal is in accordance with the discussion including the request from Planning that the lots that have frontage on Johnson Street have primary frontage on Johnson Street. R. Wright stated that it was his interpretation that the PC desired a new city block. To cause that to occur improvements will include water extension,**

sewer extension, roads and drainage. He will request that the council waive curb and gutter and allow swales like the rest of town. HE stated that he has spoken with the Hayes family and will have to relocate their gas tanks and driveway. He understands the houses will have to go through HPC review. The PC discussed the cost of the houses being between \$200,000 and \$250,000. Wright stated that he is willing to take the risk to build that house based on the reputation of Senoia and the proximity to downtown. H. Mallon asked if there was a buffer planned alongside the RR. R. Wright stated that it is wooded and would be left as is. R. Ferry discussed many issues of the notes of the plat and asked if there would be an HOA to maintain the pond. Land development requires one but 12 homes is not going to generate enough funds to maintain a pond. Ferry also stated that the developer should look to offer the sliver next to the Hayes house to the Hayes. After a short discussion, C> Mullinax made a motion to approve the preliminary plat, 2nd by C. Allerdice. Motion carried 5-0.

V. Site Plan Review

a. none

VI. Ordinances

a. none

VII. City Planning

a. none: **C. Mullinax and J. Preece will be stepping down from HPC in December and asked that someone take the position.**

VIII. Adjourn

**Planning Commission
Meeting Agenda
July 21, 2015
7:00 PM
505 Howard Road**

**Attending: C. Allerdice, H. Mallon, L. Wendt, C. Mullinax
Also: R. Ferry, D. Rehman, G. Downs, A. Smith.**

- I. Approval of May 19, 2015 Minutes : Cheryl Mullinax made a motion to approve the minutes as presented, 2nd by H. Mallon. Motion carried 4-0**

- II. Conditional Use Permit**
 - a. none**

- III. Rezoning**
 - a. Public Hearing and recommendation for a rezoning proposal from the owner of 159 Main Street to rezone her property from R40 to RH :**

Gail Downs presented the application to the Commission. She stated that she desires to subdivide the property in order to create a lot that can be purchased by the neighbor to increase the size of their lot. R. Ferry explained the applicant's property has approximately 100 feet of frontage on Main Street and 70 feet of frontage on Middle Street. The application is to rezone the property from R40 to RH to create a conforming lot on Main Street and then the 0.167 AC on Middle Street can be added to the neighboring Bell property. R. Ferry stated that the RH district has the same uses as the R40 district but allows flexibility of lot sizes in the historic district. He stated that the primary lot would be about 0.5 AC and the other lot would be 0.167 AC. The set back requirements in the district create a lot that is unbuildable without variances. After a short discussion, R. Ferry stated that a recommendation should include the following conditions: 1. The parcel created is not acceptable to be developed as a single-family structure. 2. The created lot must be replatted within one year and combined with the lot located at 151 Main Street. C. Allerdice made a motion to approve the rezoning and preliminary plat with the conditions mentioned, 2nd by H. Mallon. Motion carried 4-0

- IV. Plat Review**
 - a. none**

- V. Site Plan Review**
 - a. none**

- VI. Ordinances**

- a. **Public hearing and recommendation for a text amendment to the Zoning Ordinance: TABLE 6.4 OF SECTION 74-98, TABLE 6.1 OF 74-96, 74-287, 74-2, 74.235:** R. Ferry reviewed all sections of the ordinance with the Planning Commission. L. Wendt asked for clarity between article 6 part 1 (a)(4) and Article 6 Part 2 (c). She suggested similar exclusions in the historic district. R. Ferry recommended adding unless prohibited herein or a clause similar to part 1. D. Rehman asked the commission to consider adding a clause excluding churches and schools from existing R40 Openspace subdivisions. R. Ferry advised that it would be easier to just eliminate those conditional uses from the R40 C District. After a short discussion H. Mallon made a motion to recommend approval of the ordinance as written with the exception of removing the Conditional Use of Church and School in the R40 C district and add a clause to Article 6 part 2(c) about the use in the Historic District requiring authorization of the Mayor and Council, 2nd by L. Wendt. Motion carried 4-0

VII. City Planning

- a. **Review and Recommendations for the Annual Update of the City of Senoia Short Term Work Plan:** R. Ferry reviewed the update of the plan stating that there were very little additions due to the Comprehensive Plan update. No changes were suggested.
- b. **Discussion at the request of the owner of property on Stallings Road to expand the historic district to include approximately 2 AC into the Senoia Historic Neighborhood Overlay.** The Commission determined that an extension of the historic district without historic reasons was not advisable.

VIII. Adjourn L. wEndt made a motion to adjourn, 2nd by C. Mullinax. Motion carried 4-0

**Planning Commission
Meeting Minutes
September 15, 2015
7:00 PM
505 Howard Road**

Attending: C. Allerdice, L. Wendt, J. Preece, H. Mallon, S. Barker

Absent: C. Mullinax

Also: R. Ferry, Mr. and Mrs. Baumgardner, Mr. Barry, R. Wright

I. Approval of July 21, 2015 Minutes: H. Mallon made a motion to approve the minutes as presented, 2nd by c. Allerdice. Motion carried 5-0.

II. Conditional Use Permit

a. none

III. Rezoning

a. Public Hearing and recommendation for a rezoning proposal from the owner of 86 Couch Street to rezone the property from R40 to RH: G. Baumgardner is the owner of the 0.96 AC lot and stated that he and his wife desire to downsize their house and lot and build a historically accurate house on the corner of Main and Couch Street and create a second lot on the property that can be used for a second single-family home. Lot 1 is 0.4 AC and lot 2 will be just over 0.5 AC. He is proposing that access to lot 2 be from Couch Street as a flag lot to avoid crossing over the multi-use trail, having to contend with entering traffic on Main Street and dealing with the median on Main Street. J. Preece asked if anyone from the public would like to comment. There were no comments presented. H. Mallon asked if the driveway to lot 2 will be in the proposed 20' access that is shown. G. Baumgardner affirmed. R. Ferry stated the conditions that were proposed. First is that the setbacks need to be corrected. The rear is 40' for both lots and front is determined by aligning them with the houses on the block. G. Baumgardner suggested 35'. The other condition is that no drive shall cross the multiuse trail. J. Preece stated that he likes the corner entrance and believes it is a good way to deal with the corner. After a short discussion, H. Mallon made a motion to recommend approval of the rezoning with the condition that no drive way crosses the multiuse trail, 2nd by S. Barker. Motion carried 5-0. S. Barker made a motion to approve the preliminary plat with the front setback decreased to 35 and the rear set back of lot 1 increased to 40 feet, 2nd by H. Mallon. Motion carried 5-0.

IV. Plat Review

a. Preliminary Plat – Johnson Crossing - 5 lots Johnson Street and Horseshoe Bend: R. Ferry stated that the city approved the rezoning of the property from R40 to RH earlier in 2015. The application is to approve the

preliminary plat. Wright is the owner of the property and presented the application. He stated that he desires to subdivide the lot into 5 building lot and one lot for greenspace and pond maintenance. He desires to extend the side property line of lot 1 to the RR right-of-way and shrink the greenspace and area for the pond. He stated that he is still working on the lot on the other side of Horseshoe Bend and should be making a presentation about that property soon. J. Preece mentioned that the tracks are used about twice a year. Wright stated that he was the owner and would have the tracks removed. R. Ferry requested that a note is added to the plat indicating that the tracks are to be removed. L. Wendt stated that Planning Commission recommended that lot 5 face Johnson Street. R. Wright indicated that he created the lot to be wide enough to do that but would rather front Horseshoe Bend and plant along Johnson Street and not have the front door facing down the RR tracks and the back yard adjacent to the side and front yard of lot 4. J. Preece stated that he would like to use a front door that faces the corner and a wrapped porch on the corner. After a short discussion, H. Mallon made a motion to recommend approval of the preliminary plat, with the conditions that access to the bell property is provided through lot 1, the property line of lot 1 is extended to the RR right-of-way, a note is added stating that authorization to remove the tracks was approved by the RR at no cost to the City and that lot 5 will have a corner porch and a front door angled on the SW corner of the house to face the intersection of Horseshoe Bend and Johnson Street, motion 2nd by S. Barker. Motion carried 5-0.

V. Site Plan Review
a. none

VI. Ordinances
a. None

VII. City Planning
a. None

VIII. Adjourn. J. Preece made a motion to adjourn, 2nd by H. Mallon, motion carried 5-0.

**Planning Commission
Meeting Minutes
November 17, 2015
7:00 PM
505 Howard Road**

**Attending: Full Commission
Also: R. Ferry, D. Shaw**

- I. Approval of September 15, 2015 Minutes: H. Mallon made a motion to approve as presented, 2nd by C. Allerdice. Motion carried 5-0**
- II. Conditional Use Permit**
 - a. none**
- III. Rezoning**
 - a. none**
- IV. Plat Review**
 - a. none**
- V. Site Plan Review**
 - a. none**
- VI. Ordinances**
 - a. None**
- VII. City Planning**
 - a. Discussion of Proposed Annexation of 38.24 AC on Stallings Road: D. Shaw presented the proposal for the annexation of 38.24 AC on Stallings Road under the R40 Conservation Subdivision District. The property is divided by Stallings road. Part of the project will be on the west side and part on the east. He is proposing 32 lots and the required amount of open space. He stated that his engineer determined that the MH on the edge of the property would allow for gravity sewer for the project. R. Ferry showed the property on Google Earth and stated that there are a few abandoned structures but no displacement, the proposed zoning is compatible for the property. J. Preece stated that this entrance to town needs attention. The proposed annexation puts the property in the City and can get the attention that it needs. C. Mullinax stated that she would like to see that both sides of the road are cleaned up with two nice entrances. C. Allerdice asked for right-of-way improvements to clean up the entrance into the City. D. Shaw stated that he could look into some grading and 3 rail fence to do that. No action was necessary. R. Ferry outlined the annexation process from this point.**
 - b. Recommendation of Appointment to the Historic Preservation Commission: J. Preece and C. Mullinax announced that they will be**

stepping down from the HPC in January. J. Preece made a motion to recommend C. Allerdice and H. Mallon to replace them as representatives from the Planning Commission, 2nd by S. Barker. Motion carried 5-0.

VIII. Adjourn: J. Preece made a motion to adjourn, 2nd by S. Barker, motion carried 5-0.

**Planning Commission
Meeting Agenda
December 15, 2015
7:00 PM
505 Howard Road**

- I. Approval of November 17, 2015 Minutes**
- II. Conditional Use Permit**
 - a. none
- III. Rezoning**
 - a. none
- IV. Plat Review**
 - a. **Southridge Preliminary Plat Zoned R40 C**
 - a. **53 Lots – 59 AC:** Mark Wood presented Southridge Preliminary Plat Zoned R40C, 53 Lots-59 AC. J.Preece read aloud background notes of description of previous action taking by City on said property. M. Wood discussion the addition of cart pathway per City request. C. Allerdice asked where Coweta Street will end, and if the railroad crossing will be cut off from use due to it being a safety problem. M. Wood said Coweta Street will end at entrance to subdivision. J. Preece also noted the 50x125 foot drainage easement in the northwest corner of property. M. Wood stated the said easement will be quick claim deeded to the City. C. Allerdice made a motion to approve with new condition listed in Administrator’s Report, 2nd by L. Wendt. Motion carried 3-0.
 - b. **Preliminary Plat for 39 Luther Bailey Road Zoned R40**
 - b. **2.089 AC – 2 lots:** Dan Petry presented Preliminary Plat for 39 Luther Bailey Road Zoned R40 2.089AC-2 Lots. J.Preece read aloud background notes of description from Planning Commission Memo. J. Preece asked if driveway to home will entry from Luther Bailey Road. D. Petry said yes. C. Allerdice asked about shed on Lot 2, will it become an issue with any setbacks required. D. Petry said he already has plans to remove said shed. J. Preece made a motion to approve Preliminary Plat for 39 Luther Bailey Road from 1-2AC Lot to 2-2 1AC Lots. 2nd by L. Wendt. Motion carried 3-0

V. Site Plan Review
a. none

VI. Ordinances
a. None

VII. City Planning
a. none

VIII. Adjourn : L. Wendt made a motion to adjourn, 2nd by J. Preece.
Motion carried 3-0.