

**Planning Commission  
Meeting Minutes  
January 19, 2016  
7:00 PM  
505 Howard Road**

Full Commission Present  
Also: Rod Wright, R. Ferry

**I. Approval of December 15, 2015 Minutes: H. Mallon made a motion to approve the minutes as presented, 2<sup>nd</sup> by C. Allerdice. Motion carried 5-0**

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

**III. Rezoning**

**a. 0.846 AC on Horseshoe Bend from R40 to RH for the purpose of 3 lots:** R. Wright presented the application to the Commission. He stated that he is requesting a rezoning for the property and a variance for a side setback. R. Ferry stated that the PC is an administrative board that does not take actions on variances. Those are heard by the Mayor and Council. R. Wright presented the plan if the rezoning is approved. He showed 3 lots on the east side of Horseshoe Bend. C. Allerdice asked if the existing house is going to stay. R. Wright stated that it is his plan to keep the house and fix it up. R. Ferry stated that the house is within the 20 foot side setback in both the R40 and the proposed RH zoning. C. Allerdice asked if he would reduce the number of lots to two. R. Wright stated that three lots make the project financially worthwhile. J. Preece stated that the nearby lots are larger, these small lots do not make sense. He stated that it appears that the applicant is trying to get as many lots as possible without considering how they fit in the neighborhood. S. Barker asked if there were similar lot sizes across Horseshoe Bend. R. Wright indicated that the lots are of different sizes but the planned homes will be of similar square footage and can fit the historical requirements. R. Ferry asked how the layout would change if the applicant were to remove the existing house. R. Wright stated that he would leave it the same. J. Preece stated that the proposed plan is contrary to the City setback requirements. L. Wendt stated that she is concerned that an unwanted precedent is being set by subdividing into very small lots. She would rather have two lots. H. Mallon suggested removing the existing home and resubmitting the plan. L. Wendt asked if there was a hardship that could be explained that would warrant approval of the variance. J. Preece asked how these lots compare to those across the street. R. Wright indicated that they are smaller but the homes will be similar. C. Allerdice suggested moving the existing house on the lot so that it is conforming. This would also increase the size of the other lots. L. Wendt stated that HPC must approve the demo of the

existing house or relocation of the house on the lot and that is not a guarantee. J. Preece suggested that the applicant withdraw his application, consider this discussion and develop a new plan. After a short discussion, S. Barker made a motion to table this request until the applicant can provide footprints of homes that would meet the building space on plat, 2<sup>nd</sup> by H. Mallon. After a short discussion, S. Barker withdrew the motion. C. Allerdice made a motion to deny the application, 2<sup>nd</sup> by L. Wendt. Motion carried unanimously.

**IV. Plat Review**

- a. **0.846 AC on Horseshoe Bend – 3 lots – no action taken**

**V. Site Plan Review**

- a. none

**VI. Ordinances**

- a. None

**VII. City Planning**

- a. none

**VIII. Adjourn: C. Allerdice made a motion to adjourn, 2<sup>nd</sup> by S. Barker, motion carried unanimously.**

**Planning Commission  
Meeting Agenda  
March 15, 2016  
7:00 PM  
505 Howard Road  
Minutes**

**Attending: Full Commission (L. Wendt arrived following rezoning)  
Also: Mr. and Mrs. Meiller, R. Ferry**

- I. Approval of January 19, 2016 Minutes: H. Mallon made a motion to approve the minutes as presented, 2<sup>nd</sup> by C. Mullinax. Motion carried 5-0.**
  
- II. Conditional Use Permit**
  - a. none**
  
- III. Rezoning**
  - a. Public Hearing: 0.2185 AC on GA Hwy 16 from R40 to OI: J. Preece called the public hearing to order. Mr. Meiller presented the application to rezone 0.2185 AC on GA Hwy 16 to OI for the purpose of renovating the existing house and placing a real estate office there for his daughter who will be moving to the area. He stated that it is very difficult to continue using the house as residential because of the amount of traffic now on GA Hwy 16. He stated that the lot provides a high amount of visibility and redeveloping it as an office is the highest and best use and the improvements will be an asset to the community. Mr. Meiller discussed the proposed layout. He stated that the porch was rotting and had to be removed, but will be replaced. There is a walkway to the parking lot connecting the porch to 5 spots. One spot is offset for the broker and the remaining four are for customers. He stated that it is a tiny lot and if developed and constructed today would not meet either the R40 or the OI district standards. However, he feels that there will be adequate size for a real estate office. He stated that he intends to meet all handicapped accessibility standards. R. Ferry provided the staff report. He agreed that this is a non-conforming lot in the R40 district and stated that the FLUM shows this lot as OI. He described that the OI district is intentionally transitional between the R-district and more intensive GC district. R. Ferry pointed out several ordinance issues where the plan does not meet the regulations. The front and rear setbacks are not met, the required 50 foot buffers are not met, parking is located in the mandated buffer, drainage control is not provided in the parking lot and the surface of the parking is not shown. He stated despite these he feels that a residential use is not practical on this lot due to access to GA Hwy 16 and that the proposed OI use does not have a significant impact on the neighboring R-district. He stated that some of the issues could be dealt with through landscaping and fencing. J. Preece stated that the idea of mansions along**

GA 16 is outdated and not realistic and that the proposed use would be an improvement. H. Mallon stated that if the applicant could find a way to resolve the issues that the proposal would be reasonable. After a short discussion, H. Mallon made a motion to recommend approval of the rezoning of 0.2185 AC on GA Hwy 16 from R40 to OI with the following conditions:

1. A landscape plan is submitted and approved that shows how landscaping and/or fencing is going to be used to help buffer the neighbors from the parking lot. The landscape plan shall show the location of any signage. All signage shall be approved by Senoia Code Enforcement Officer.
2. A site plan is submitted that shows how the proposed parking lot will drain so not to adversely impact the neighbors.
3. The applicant provides an approved curb cut permit from GDOT or evidence that no change is necessary.
4. The applicant provides an ADA plan for the structure.
5. The applicant agrees to maintain the landscaping, landscaped areas and grass for the duration of his ownership.

2<sup>nd</sup> by S. Barker. Motion carried 5-0.

**IV. Plat Review**

- a. none

**V. Site Plan Review**

- a. none

**VI. Ordinances**

- a. Ordinance Development - Open Air Market: R. Ferry stated that he was very pleased with the suggestions from the Planning Commission. HE stated that the goal of this discussion was to get a framework for an ordinance on Open Air Markets, loosely defined now to include Flea markets, rummage sales, farmer markets, etc. He stated that the ordinance would be drafted this week and sent out for review prior to the Council meetings in April and May.
- b. Use of Public Space – discussion delayed

**VII. City Planning**

- a. none

**VIII. Adjourn**

**Planning Commission  
Meeting Agenda  
April 19, 2016  
7:00 PM  
505 Howard Road  
Minutes**

**Attending: J. Preece, L. Wendt, C. Mullinax, H. Mallon and C. Allerdice.  
Also: R. Ferry and D. Rimi**

**I. Approval of March 15, 2016 Minutes: C. Mullinax made a motion to approve the minutes as presented, 2<sup>nd</sup> by H. Mallon. Motion carried 4-0.**

**II. Conditional Use Permit**

**a. 304 Pylant Street – 2+/- 1.0 AC Tracts Zoned R40 Preliminary Plat Review.**

D. Rimi presented this item by informing the Planning Commission that the property at 304 Pylant Street has requested that the property be re-platted into two individual lots one lot would be 1.015 acres while the second lot would be .990 acres. The property is located at the south west corner of Andrews Parkway and Pylant Street and is currently a 2.005-acre plat. Ms. Rimi went on to explain that the lots both still meet all of the requirements of the R- 40 zoning category in regards to road frontage and set-backs can still be complied with on both lots. The staff recommended that Planning Commission recommends approval to the Mayor and Council.

The Planning Commission voiced concerns over the property being adjacent to an industrial use and some topography issues that could be a nuisance to the developer when the property is being developed.

**C. Mullinax made a motion to recommend approval to the Mayor and Council, 2<sup>nd</sup> by C. Allerdice. Motion carried 4-0.**

**III. Rezoning**

**a. none**

**IV. Plat Review**

**a. none**

**V. Site Plan Review**

**a. none**

## **VI. Ordinances**

### **a. Ordinance Development - Open Air Market:**

D. Rimi stated that the staff has developed a draft ordinance for Open Air Markets. The changes, if approved, will have an impact on both the Code of Ordinances and the Zoning Ordinance. Mrs. Rimi requested that the Planning Commission review the suggested changes over the next two weeks and send any revisions or comments to her. Mrs. Rimi explained that she would compile all recommendations for all members of the Planning Commission to review and discuss at the next meeting. She also informed the Planning Commission that the moratorium on Open Air Markets has been extended to September 1, 2016 to allow for the staff, Planning Commission and Mayor and Council to review the recommended changes and properly adopt a final document into the city's ordinances.

## **VII. City Planning**

### **a. Walnut Grove-**

Mrs. Rimi explained to the Planning Commission that the developers of Heritage Park subdivision are requesting that Unit 4 of the subdivision become a stand-alone subdivision. She informed that that the reason for this request is due to CSX denial for a railroad crossing that would have allowed the subdivision to be accessed from both Rockaway Road and Stallings Road. The new subdivision would have approximately 18 homes that would be on septic systems instead of the city's sewer system.

**C. Allerdice made a motion to approve the name change to Walnut Grove, 2<sup>nd</sup> by L. Wendt. Motion carried 4-0.**

## **VIII. Adjourn**

**Planning Commission  
Meeting Agenda  
May 17, 2016  
7:00 PM  
505 Howard Road  
Minutes**

**Attending: J. Preece, L. Wendt, C. Mullinax and H. Mallon  
Also: Joe Cook, Bob Rollater, R. Ferry and D. Rimi**

**I. Approval of April 19, 2016 Minutes: C. Mullinax made a motion to approve the minutes as presented, 2<sup>nd</sup> by H. Mallon. Motion carried 4-0.**

**II. Conditional Use Permit**

**III. Rezoning**

**a. none**

**IV. Plat Review**

**a. Conceptual Plat – Traditions of Senoia**

B. Rollater spoke as the developer of this project informing the Planning Commission that the proposed development, *Traditions of Senoia*, will be a residential subdivision of 31 homes. The proposed homes are to be designed by renowned architect, Mitch Ginn. Mitch's plans have been featured in Southern Living Magazine and Southern Living House Plans Magazine and his homes can be found throughout the Southeast. The builder for the project will be Mr. Joe Cook. Mr. Cook was the builder of the signature home "Ella's House" at 139 Clark Street, which raised substantial funds for The Joseph Sams School. The *Traditions* homes will be similar in architecture to Ella's House emphasizing front porches, large windows and pleasing symmetry. Mr. Rollater stated that he spoke with the city's staff and understands the recommendations being made and have every intention of meeting those requirements

J. Cook explained that he has built in the city in the past and enjoyed the experience and is looking forward to continuing the relationship between his company and the City of Senoia.

D. Rimi spoke on behalf of staff and explained the requirements that the staff is requesting as follows;

1. Certificate of Appropriateness from the Historical Preservation Committee before developing the lots that are within the Historical Overlay.
2. Watershed Protection Overlay and the requirements for this overlay needs to be complied with when developing the subdivision.

**3. Buffer between the cemetery and the residential development.**

R. Ferry informed the Planning Commission that the applicant is requesting from the Mayor and Council a density bonus to be allowed to have 31 lots developed. The density of this property would normally be 15 homes the applicant would like to have an increase that would more than double the amount of homes in this development.

J. Preece questioned as to the difference in construction between the homes within the Historical Overlay and the homes that would not be in the overlay. Mr. Preece stated that he would like to see the same architectural standards and building standards be applied to the homes not in the overlay, as the homes that are in the overlay.

B. Rollater stated that his plan was to do that and has no problem complying with that requirement.

**J. Preece made a motion to recommend approval to the Mayor and Council with the following requirements;**

- 1. Certificate of Appropriateness from the Historical Preservation Committee before developing the lots that are within the Historical Overlay.**
- 2. Watershed Protection Overlay and the requirements for this overlay needs to be complied with when developing the subdivision.**
- 3. Buffer between the cemetery and the residential development.**
- 4. The quality and design of the structures must be the same between the properties that are within the Historical Overlay and the properties that are not within the overlay.**

The motion was seconded by L. Wendt; approved 4-0.

**V. Site Plan Review**

- a. none**

**VI. Ordinances**

**a. Ordinance Development - Open Air Market:**

D. Rimi stated that the staff has revised the draft ordinance for Open Air Markets. The Planning Commission reviewed the ordinance and requested that it be submitted to the city's legal department for review.



**VII. City Planning**

**VIII. Adjourn**

**J. Preece made a motion to adjourn; approved 4-0.**

**Planning Commission  
Meeting Agenda  
June 21, 2016  
7:00 PM  
505 Howard Road  
Minutes**

**Attending: J. Preece, L. Wendt, C. Mullinax, C. Alderice and H. Mallon  
Staff: D. Rimi  
Others: D. Drewyer, T. Harper and S. Harper**

**I. Approval of May 2016 Minutes: C. Mullinax made a motion to approve the minutes as presented, 2<sup>nd</sup> by H. Mallon. Motion carried 5-0.**

**II. Conditional Use Permit**

**III. Rezoning  
a. none**

**IV. Plat Review**

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

**VI. Ordinances**

**a. Ordinance Development - Open Air Market:**

**D. Rimi stated that the ordinance is being reviewed by legal.**

**VII. City Planning**

**A. Request for application for annexation of Tinsley Ponds.**

**D. Drewyer presented his request to be approved to submit an application to have 167.20 acre of residential property annexed into the city limits. The request would include a subdivision of 224 homes that would include senior living style homes and single family style homes. The subdivision would be broken up into two different zoning categories; Multifamily and R- 40C. Mr. Drewyer stated that the city needs housing that would benefit seniors and they would be beneficial to the community since they do not impact the schools. Mr. Dwyer stated that he understands that a DOT study and a water and sewer study would need to be done and that the applicant would be responsible to take care of these studies. Mr. Drewyer also stated that currently the subdivision shows a two entrances on Highway 16 and an emergency entrance into the subdivision from the neighboring subdivision. Mr. Drewyer explained that he is currently working with the property owner on Highway 85 to gain access to the**

subdivision that would allow access on to Highway 85. The developer is also willing to construct a golf cart trail from the eastern entrance of the development on Highway 16 to the corner of Highway 85 and Highway 16.

H. Mallon made a motion to recommend approval for the application of annexation to the Mayor and Council. C. Alderice seconded the motion; approved 5-0.

**B. Request for Subdivision Name Change – Woodchase**

Ms. Rimi explained that due to the name of Walnut grove not being approved of by 911 the developer requested a name change to Woodchase, this name has been approved of by 911.

J. Preece made a motion to approve. L. Wendt seconded the motion; motion carried 5-0.

**VIII. Adjourn**

J. Preece made a motion to adjourn; motion carried 5-0.

**Planning Commission  
Meeting Agenda  
July 19, 2016  
7:00 PM  
505 Howard Road**

**Planning Commission: All Members Present**

**Staff: D. Rimi and R. Ferry**

**All Others: D. Shaw, J. Cook, B. Rolader, P. Hood, M. Chauncey, G. Horsley, R. Naramore.**

**I. Approval of June 2016 Minutes**

**H. Mellon made a motion to approve the minutes as presented. C. Allerdice seconded the motion; approved 4-0.**

**II. Conditional Use Permit**

**a. None**

**III. Rezoning**

**a. Annexation Public Hearing– Dustin Shaw/ Stallings Road**

D. Rimi reviewed the annexation request with the Planning Commission, she explained that the plans submitted for the annexation includes a 32 home subdivision that will be divided along both sides of Stalling Road. The parcel of land is currently surrounded by all residential lots that lie in either the City of Senoia or within the Coweta county limits, some of these parcels are developed while others are vacant. D. Rimi also noted that traffic will increase she feels it will not be to excessive levels. She informed the Planning Commission of the requests that were made by Coweta County in regards to the annexation;

1. City of Senoia will provide Coweta County notice of any Conditional uses for subject property.
2. The subject property to be annexed is along both sides of Stallings Road; thus, if approved, this section of Stallings Road shall be under the jurisdiction of the city of Senoia for roadway maintenance and access approvals.
3. Adequate Intersection Sight Distance (ISD) from each of the proposed entrances should be verified by the developer's engineer. The required ISD should be based upon the 85<sup>th</sup> percentile speed of Stallings Road.

4. Storm water management should meet the requirements of the Metropolitan North Georgia Water Planning District.
5. Coweta county Water and Sewerage Authority is the provider of water to each residential meter taps in the annexation.

She went on to explain the recommendations from the staff; as follows

1. Pond Visibility- Landscaping must be installed to provide screening from the public right of way.
2. A landscaping plan for both entrances and the ponds must be approved by the Planning Commission and installed prior to the first building permit being issued.
3. A gateway sign into the city limits is provided by the applicant and installed at the entrance into the city on Stallings Road.
4. The city provides all water and sewer to the development.

J. Preece opened the meeting for Public Comments.

P. Hood – 803 Stallings Road, stated she is not opposed to the subdivision being built but is concerned with the amount of traffic and the speed of the traffic. She is also not happy about the noise that the construction will bring but she understands that this is part of the growth of the city, which she is in favor of. Her main concern is the safety of the families that are living on this road.

Matt Chauncey stated he lives in the portion of the road that lies in the unincorporated city limits. He expressed that he wanted to make sure the commission was aware of how sharp the curve was at this location. He was also concerned with what the annexation of this property means to his property. He expressed that he is not happy about the annexation.

Gail Horsely, 970 Stallings Road, stated that her property is beside this property and her mobile home has been at this location since 1974. Currently she has an easement from this property that was given to her grandfather verbally and is concerned of what will come of this easement if the property is developed. A secondary concern is the lakes and her well that is feed from the water flow under this property, she does not want to see this disturbed. Her last concern was the speed of traffic along this road and the curve of the road. She stated that the visibility of the road due to the curve is dangerous.

Mr. Ferry explained that a traffic study could be done to look at different possible solutions to address the traffic, speed and road conditions. He also stated that the developer can work with Ms. Horsely to address her current easement.

J. Preece questioned if the subdivision was developed in unincorporated Coweta County would they be able to have the same amount of lots. Mr. Ferry explained that they would not be able to. Mr. Barker replied that if the city does annex this property than at least the city can control what happens at this location.

The Planning Commission went on to discuss the different situations that the citizens made them aware of that would be affected by the annexation of this parcel into the city limits.

**S. Barker made a motion to recommend approval of the annexation to the Mayor and Council with the following conditions;**

- 1. Pond Visibility- Landscaping must be installed to provide screening from the public right of way.**
- 2. A landscaping plan for both entrances and the ponds must be approved by the Planning Commission and installed prior to the first building permit being issued.**
- 3. A gateway sign into the city limits is provided by the applicant and installed at the entrance into the city on Stallings Road.**
- 4. The city provides all water and sewer to the development.**
- 5. A traffic study is conducted of the area.**
- 6. A water study is conducted, due to the natural springs in the area.**

**The motion was approved 5-1; J. Preece voted in opposition to the annexation.**

#### **IV. Plat Review**

##### **a. Preliminary Plat Traditions of Senoia**

B. Rolader, the applicant addressed the Planning Commission regarding the submitted preliminary plant, he explained that the plan shows where they will be required landscaping with be placed. He went on to inform the Planning Commission that all the homes will be built within the historic building guidelines.

D. Rimi informed the Planning Commission that the plan does not meet the general guidelines in section 40-55 and 40-56 of the land development regulations, the staff is recommending approval with the following revisions:

1. **The preliminary plat certificates and statements are correctly listed on the submitted plat.**
2. **Contour lines based on sea level datum are shown on the plans.**
3. **Lots 27 and 28 rear setback lines are shown.**
4. **The proposed sanitary sewer lines are shown correctly on the plat.**

C. Mullinax made a motion to approve the plat with the revisions being completed. L. Wendt seconded the motion; approved 5-0.

**V. Site Plan Review**

- a. None

**VI. Ordinances**

- a. Public Hearing- Zoning Ordinance Amendment- Open Market

D. Rimi explained different aspects the ordinance with the Planning Commission, such as the site plan submittal, allowed zoning districts and application process.

J. Preece opened the meeting for public comments- none

The Planning Commission discussed different uses and amending the uses to allow carpet and hardware stores in the historical downtown area.

C. Allerdice made a motion to recommend approval with the suggested changes. C. Mullinax seconded the motion; approved 5-0.

**VII. City Planning**

- a. Short Term Work Program Discussion

R. Ferry reviewed the short term work programs with the Planning Commission.

**VIII. Adjourn**

**Planning Commission  
Meeting Agenda  
October 18, 2016  
7:00 PM  
505 Howard Road**

**Planning Commission: C. Allerdice, H. Mallon and C Mullinax  
Staff: D. Rimi**

**I. Approval of July 2016 Minutes**

**H. Mellon made a motion to approve the minutes as presented. C. Allerdice seconded the motion; approved 3-0.**

**II. Conditional Use Permit**

**a. None**

**III. Rezoning**

**a. 460 Pylant Street – Rezoning from R- 40 to R-H**

Mr. J. Woods, the applicant informed the Planning Commission that he desires to subdivide this property into three separate lots, two facing Pylant Street and the remainder facing Turin Street. Mr. Wood explained that his plans for this property is to sell one of the lots to a friend and build a home for himself on the other lot.

D. Rimi reviewed the rezoning request with the Planning Commission, she explained that the plans submitted for the rezoning would include the property being divided from one lot, which is zoned R-40 into three lots that would be zoned as Residential Historical. Ms. Rimi went on to explain that the size of each individual lot is in line with the adjoining lots. She also informed the Planning Commission that the applicant will also be seeking approval of a variance from the Mayor and Council.

H. Mallon opened the meeting for Public Comments.

S. Fox – questioned the Planning Commission if the results from this rezoning would affect his properties zoning.

Ms. Rimi explained the only property being rezoned would be the one applied for by the applicant.

**C. Allerdice made a motion to recommend approval of the rezoning to the Mayor and Council.**



**IV. Plat Review**

- a. None

**V. Site Plan Review**

- a. None

**VI. Ordinances**

**a. Landscape Plans for Barnes Street**

Scott Tigchelaar, President of Senoia Enterprises, Inc, presented the submitted plans to the Planning Commission. Mr. Tigchelaar explained that the amount of landscaping that will be installed is more than what is required by the ordinance. Mr. Tigchelaar also informed the Planning Commission that the fencing that is shown on the plan has been changed, due to neighboring residents desire for more privacy, to a wooden shadow box fence.

Ms. Rimi stated the staff has reviewed the plans and agrees that the plan shows more landscaping than is required. She informed the Planning Commission that the staff recommends approval of the submitted plans.

K. Dowdy – 222 Bridge Street, approached the Planning Commission to explain what the effects of this development has had on her property. During the development process Ms. Dowdy stated that there has been garbage, yard debris and construction equipment on her property. The clearing of trees for the development caused damage to a bench in her yard and for her to lose three trees. Ms. Dowdy explained that she came to the meeting after speaking with the Mayor and Ms. Rimi, she felt this would be an opportunity to be heard by parties that will make a decision regarding this project.

H. Mallon asked if Mr. Tigchelaar would speak with Ms. Dowdy regarding her concerns.

H. Mallon made a motion to approved the submitted plans. C Mullinax seconded the motion; approved 3-0.

**VII. City Planning**

- a. None

**VIII. Adjourn**

H. Mallon made a motion to adjourn the meeting. C Allerdice seconded the motion; approved 3-0.

**Planning Commission  
Meeting Agenda  
December 20, 2016  
7:00 PM  
505 Howard Road**

**Present: J. Preece, H. Mallon, C. Allerdice and S. Barker  
Staff D. Rimi**

**I. Approval of November 2016 Minutes C Allerdice made a motion to approved the minutes. S Barker seconded the motion; approved 4-0.**

**II. Conditional Use Permit  
a. None**

**III. Rezoning  
a. None**

**IV. Plat Review  
a. None**

**V. Site Plan Review  
a. None**

**VI. Ordinances**

**a. Landscape Plan – 7876 Hwy 16**

**Mr. Meiller presented the submitted landscape plan for 7876 Hwy 16. Mr. Meiller requested from the Planning Commission to be allowed to use the trees already on the property and to remove the proposed landscape at the edge of the road because he feels it will eventually become a visual hazard for traffic on Hwy 16. The Planning Commission discussed his request and recommended that he plant something else in place of the shrubbery along Hwy 16 such as some sort of plant type ground cover and that the trees already on the property will be sufficient landscaping.**

**Commissioner Allerdice made a motion to approved the landscaped plan with the following revisions;**

- 1. That a low growing plant is used to boarder the property at Hwy 16. instead of the currently shown shrubbery.**
- 2. The trees currently on the property meet the needs of the Landscape plan and additional trees are not needed.**

**H. Mallon seconded the motion; approved 4-0.**

**b. Variance Review and Recommendation – 285 Ivy Lane**

**Ms. Rimi explained to the Planning Commission, the Mayor and Council requested a recommendation from them regarding this Variance. The Planning Commission discussed this item with the applicant.**

**J. Preece made a motion to recommend denial to the Mayor and Council.**

**C. Allerdice seconded the motion; approved 4-0.**

**VII. City Planning**

**a. None**

**VIII. Adjourn**

**J. Preece made a motion to adjourn. H. Mallon seconded the motion approved 4-0**