

OFFICIAL MINUTES

McKENZIE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING

April 25, 2013

4:30 PM

I. Call to Order/Establishment of a Quorum

Meeting was called to order by Chairperson Robb and a quorum was established.

All members of the Planning Commission were present except Lisa Norris.

Members of the Planning Commission are: Chairperson Dean Robb, Vice-Chairperson Keith Priestley, Secretary Lisa Norris, Commissioners Garlon Prewitt, Jessie Townes, Ken Mitchum and Mayor Jill Holland.

II. Opening of Public Hearing on the Resolution to adopt the proposed McKenzie Municipal-Regional Major Road Plan Map

Discussion: Chairman Robb opened the Public Hearing and Regional Planner Shelton Merrell presented proposed amendments that include the following street reclassifications:

1. Euclid Avenue being reclassified to an arterial road;
2. West Magnolia Avenue being reclassified to an arterial road;
3. Cedar Street (State Route 124) being reclassified to an arterial road;
4. Kencindot Avenue being reclassified to a collector status road.

The proposed amendment map also reflects realignments of the proposed marginal access roads that were planned along Highway 22 By-pass

Recommendation: Staff recommends the proposed McKenzie Municipal-Regional Major Road Plan Map dated 25 April 2013 be adopted by the McKenzie Municipal-Regional Planning Commission.

III. Closing of Public Hearing on the Resolution to adopt the proposed McKenzie Municipal-Regional Major Road Plan Map

No other discussion by the Commission; Chairman Robb closed Public Hearing.

IV. Approval of Agenda

Motion to approve the agenda by Garlon Prewitt, second by Keith Priestley. Motion passed.

V. Reading and Approval of the Minutes

Motion to approve the minutes of the March 28, 2013 meeting by Garlon Prewitt, second by Jessie Townes. Motion passed.

VI. Old Business

A. Discussion of the proposed Block City Pizza Site by Chairman Robb

Discussion: We have had some difficulty at Block City Pizza site. As they were progressing and attempting to compact the soil, they discovered a brush pile buried and could not compact the site as originally planned. The Mayor and Cliff were notified and have been on the site. They have agreed to move the building structure slightly to eliminate the conflict. This is considered a modification of site plan.

Action taken:

B. Discussion of the Lulubelle's Florist Shop Property by Chairman Robb

Discussion: This matter is in a state of confusion at this time. The building purchased to be renovated was destroyed by fire. That now becomes a new construction. The set backs on the St. Rd. 124 which is Cedar Street and City set backs for zoning are prohibited as to where he wants to locate. He has been advised that we need a building plan other than just the front view. He may not build on present site may consider another building.

Action taken: We will table this matter until further notice.

C. Discussion of the proposed Historic Zoning Committee's recommendation to amend the boundary of the McKenzie Historic Zoning Overlay District and Conservation Districts

Discussion: Regional Planner Shelton Merrell presented many factors concerning this amendment. After very lengthy input by Mayor and other Commissioners decision was made.

Action taken: It was agreed to proceed with the recommendation.

Non-agenda item entered at this time: Steve Sherwood has applied to Board of Zoning Appeal for a variance on his Grandberry Street property. Meeting was held and Board of Zoning Appeal granted that variance, with the condition being first of all the module between Dance Studio and the residence be removed. Mr. Sherwood asked for time to complete the removal. It was agreed to be completed by July 24, 2013.

VII. New Business

A. Review of the Resolution to adopt the proposed amendments to the McKenzie Municipal-Regional Major Road Plan Map

Discussion: Regional Planner Shelton Merrell presented map to be recorded. There was some discussion before decision was made.

Action taken: Motion was made was made by Keith Priestley, second by Mayor Holland to adopt map as presented with the understanding that when the boundary map is corrected that will become the official map. Motion passed.

VIII. Other Business

A. Discussion on Annexation Bills passed during the 108th legislative session:

Regional Planner Shelton Merrell shared his comments on House Bill 475 and Senate Bill 279.

B. Any other properly presented business

Agenda and Regular Meeting Schedule Dates

Agenda meeting Thursday May 9, at 2:30 P.M.

Regular meeting Thursday May 23, at 4:30 P.M.

IX. Adjournment

Motion to adjourn by Mayor Holland, second by Keith Priestley

Meeting adjourned at 5:16 pm