

**McKENZIE MUNICIPAL REGIONAL
PLANNING COMMISSION MEETING**

April 22, 2010

4:30 PM

I. Call to Order/Establishment of a Quorum

Members of the Planning Commission are: Chairperson Dean Robb, Commissioners Ed Dillon, Lisa Norris, Keith Priestley, Melissa Hawkins, Councilperson Shaun Thompson and Mayor Walter Winchester

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

Commissioners present were Chairperson Robb, Commissioners Priestley, Dillon, Councilperson Thompson, Mayor Winchester and State Planner Shelton Merrell.

II. Approval of Agenda

A motion was made by Commissioner Thompson, seconded by Commissioner Dillon to approve the agenda as amended. Amendment was to add to the agenda an item from Farmers and Merchants Bank to consolidate the two lots upon which the proposed bank was to be constructed and to remove a lot that contained the house that was present on the lot owned by the Brandon family. The motion passed.

IV. Reading and Approval of the Minutes

A motion was made by Commissioner Thompson and seconded by Mayor Winchester to approve the minutes of the March 25, 2010 Planning Commission meeting. The motion passed.

V. Old Business

None.

VI. New Business

A. Review of the Sonic Site Plan

A site plan has been submitted on behalf of Penny Guthrie in order to construct a new Sonic Fast Food Restaurant on property located at the intersection of State Route 124 and Highway 79 (Highland) Drive. The location is the old site for the razed British Petroleum (BP) Gasoline Station.

The submitted site plan actually details building plans. It illustrates a proposed building along with 18 drive-in order stations. There are 16 parking spaces. There is also a dumpster pad area shown in the northwest southwest corner of the subject property. The development's architect is Phillip Feters of Harrison French and Associates LTD.

Issues to be discussed are as follows:

- 1) Signature block for the Planning Commission Secretary Certification for Approval;
- 2) Landscaping / screening;
- 3) Grading elevation detail for drainage plan;
- 4) Driveways, entrances (all access points), exits;

- 5) Note the present zoning classification of the site and all abutting properties;
- 6) Acreage or square footage of the lot.
- 7) Building Setback lines (front yard- 25 feet, rear yard - 20 feet, and side yard - 10 feet)
- 8) Sidewalks, streets, alleys, easements and utilities.

Mr. Rusty Norville of Civil Engineering Solutions was present at the meeting and the items were discussed. Mr. Norville is to provide the Planning Commission detailed list of screening, sign design, and will appear before the Board of Zoning Appeals on May 04, 2010 at 4:30 to seek approval on variance of parking being 5 feet in the state highway right of way.

A motion was made by Commissioner Thompson, seconded by Commissioner Dillon to approve the site plan pending approval of the Board of Zoning Appeal on the variance for intruding into the right of way. The motion passed.

B. Review of the Farmer's & Merchants Bank Site Plan

A site plan has been submitted by PLS (Professional Land Services) on behalf of Farmer's & Merchants Bank in order to construct a new facility. The property is located at the intersection of U.S. Highway 79 (Highland Drive) and Eastwood Drive. The property is zoned B-2 (Highway Business) and contains 2.88 acres.

The site plan depicts a proposed 3,804 sq. ft. bank facility with a finished floor elevation of 525.50 feet. There are 29 parking spaces illustrated with two (2) being reserved for disabled persons. A three (3) lane area for automatic teller transactions with a canopy is also shown adjacent to the proposed building. Landscaping is depicted along the front and side elevations of the subject building.

- 1) The subject properties were combined into one property and also the residential house was removed from the plan to be a separate lot.
- 2) The proposed landscaping on the first submission was not adequate. A new plan was presented that depicted landscaping along the proposed bank building that would be buffering for the remaining house and the west side of the property.
- 3) A detailed lighting plan was discussed that will illustrate how the proposed lighting of the parking facility will not effect surrounding properties.
- 4) A review of the site plans depicted that 15 feet of property on the rear side of the lots was dedicated to Mr. Marvin Newman for buffering. Mr. Newman's sewer line will be rerouted to the west side of the now vacant lot and remain connected to the sewer line along Highland Avenue vice having to be rerouted around his residence to connect to Eastwood Avenue. This work is to be done at no cost to Mr. Newman who had previously had an understanding from property owners, Mr. and Mrs. Nanney, to be able to place a sewer line on the western vacant property to enable connection to the sewer line on Highland Avenue before sewer was available on Eastwood Drive.

A motion was made by Commissioner Dillon, seconded by Commissioner Thompson to this plan subject to presentation and approval of the lighting plan. Motion passed.

VII. Other Business

A. Review of the proposed locations for the newly proposed R-4 (Residential-Mobile Home) District

State Planner Merrill provided two possible areas on city maps that suggested locations for the R-4

(Residential-Mobile Home) districts for review and consideration. A motion was made by Commissioner Dillon, seconded by Commissioner Thompson to approve the R-4 (Residential-Mobile Home Districts). The motion passed.

B. Review of the proposed location for an additional B-4 (Impact Business) District

After much review of certain land use litigation cases, it was recommended by State Planning staff consider the possibility of an additional B-4 (Impact Business) district within the corporate limits of the City of McKenzie. Case studies have shown the need for at least two areas for these particular districts. State Planner Merrill presented an illustration with suggested possible locations within the city in consideration to distances from residential zones and other factors. Mayor Winchester asked the Planning Commission for permission to study the proposals and resume the consideration and discussion at a future meeting. The Planning Commission was in agreement to this proposal.

A. Discussion and Regular Meeting Schedules Dates

Schedule for May Agenda and Planning Commission Meeting dates:

Agenda/Workshop: 2:30 PM, Thursday, May 13, 2010

Monthly: 4:30 PM, Thursday, May 27, 2010

Board of Zoning Appeals is scheduled to meet on May 04, 2010 at 4:30 p.m.

VIII. Adjournment

A motion was made by Commissioner Dillon, seconded by Councilperson Thompson to adjourn. The motion passed.

Meeting was adjourned at 5:49 p.m.