

McKENZIE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING
August 28, 2008 (Revised Minutes)
4:30 PM

I. Call to Order/Establishment of a Quorum

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

Members of the Planning Commission are: Chairperson Dean Robb, Commissioners Ed Dillon, Lisa Norris, Keith Priestley, Wade Allen, Melissa Hawkins and Mayor Walter Winchester. Codes Officer Ray Berryman was also present.

Commissioner Lisa Norris was absent.

II. Reading and Approval of the Minutes

A motion was made by Commissioner Priestley seconded by Commissioner Hawkins, to approve the minutes as presented. The motion passed.

III. Old Business

A. Any properly presented old business

Staff presented to commissioners correspondence relating to the start date for consideration for the request of the McKenzie Urban Growth Plan Extension for Henry County.

IV. New Business

A. Discussion of the Peggy Hutchinson Apartments Site Plan

Discussion:

Three representatives for Ms. Peggy Hutchison were present to generally discuss a project to possibly build 34 to 38 single room units on Bethel Court near Bethel College to help serve the deficient housing for college students.

State Planner discussed the general requirements for site plans for this type project in the R2 District. He stated the Commissioners could be as restrictive as they wanted to be.

The Commissioners agreed to allow this group to proceed in principle and bring back to the Commissioners a master site plan for further consideration of this proposed project.

A motion was made by Commissioner Dillon, seconded by Commissioner Priestley, to approve in principle the project with the requirement to bring back a master site plan to the Commissioners for review and approval. The motion passed.

V. Other Business

A. Any other properly presented business

State Planner presented a copy of a future land use map which included the expanded urban growth boundaries

in Henry and Carroll counties. The proposed majority of future land use in the expanded urban growth boundary will be residential. There is a small area of proposed regional industrial use along Hwy 79 South. (Wrinkle Farm) State Planner advised he is continuing to work on the comprehensive plan for McKenzie which includes major road plans, land use, zoning, etc.

State Planner stated a change in state law requires the planning commission to certify the comprehensive plan to the city council and the city council has to approve the plan. Both groups are required to hold a 30-day notice for a public hearing.

A motion was made by Commissioner Dillon, seconded by Mayor Winchester to change two (2) designations on the proposed land use map as follows: (1) Hwy 79 bordering Eastwood Drive to the intersection of Hwy 79 and Hwy 22 to be changed from Office/Residential to Municipal Commercial. (2) The 67 acre site that sits between Hwy 22, Hwy 423 (Shiloh Road) and Eastwood Drive from Municipal Low Density Residential to Municipal Commercial. The motion passed.

Commissioner Dillon asked that a representative from Bethel College to come to a planning commission meeting and discuss the future growth plans of Bethel College so the planning commission does not prohibit the future growth of Bethel College.

In a separate discussion Commissioner Dillon was requested by Chairperson Robb on behalf of the planning commission to coordinate the contact with Bethel College to extend an invitation to Bob Prosser, President and/or Walter Butler, Director of Business Affairs for a representative from Bethel College to attend a future planning commission meeting to advise on the future growth plans of Bethel College.

A motion was made by Commissioner Dillon, seconded by Commissioner Hawkins to invite a representative from Bethel College to attend a planning commission meeting to advise on the future growth of Bethel College. The motion passed.

August Meetings:

Next agenda planning meeting – Friday September 12, 2008, 9:00 am

Next monthly meeting – Thursday September 25, 2008, 4:30 pm

VI. Adjournment

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

Meeting adjourned at 5:20 pm.