

McKENZIE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING
November 25, 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. Commissioner Lisa Norris was absent. There is one vacancy on the Board due to the recent election. This vacancy will be filled at the December McKenzie City Council meeting on December 11, 2008.

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

II. Reading and Approval of the Agenda and Minutes

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

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

III. Old Business

Representatives from the proposed Bethel Court Apartments were present to present their preliminary plans. They also had a Hydrologist from Evans & Associates, the surveying source, present his hydrology report about the amount of extra water that would be created by hard surfacing the area around the proposed building for parking and the runoff from the building itself. Reportedly, the new surfaces would only increase the amount by a minimal amount.

It was recognized that the present runoff without any additions creates an overflow condition where a culvert passes under Como Road. Mayor Winchester agreed to have a study made of the current capacity.

A motion was made by Commissioner Dillon, seconded by Commissioner Hawkins to permit the representative to go forward with the site plan.

The proposed amendment to the City of McKenzie Ordinance is to establish a B-4 (Impact Business) zone for the purpose of establishing an area where adult businesses could locate. The attached brief excerpt is included for record purposes. The full ordinance will be included as a forwarded to the city council for approval and public hearings when voted on by the Planning Commission. There was discussion on an area that would be the least intrusive for the adult business establishment if there is further inquiry about the possibility of establishing this type business in the City of McKenzie. Mayor Winchester recommended the area on Kencindot as proposed by the circular drawings on the map by the state planning office to alleviate the business being located near buildings, areas, businesses, etc. similar to distances required by the beer ordinance.

IV. New Business

A. Rezoning request from Mr. Ed Perkins and Mr. Fred Morris.

Ed Perkins and Fred Morris re-presented their request to rezone their property on Highland Drive at the intersection with Eastwood Drive. Their request was to rezone the property from R-1 (residential) to B-2 (Planned Highway Business).

A motion was made by Commissioner Dillon, seconded by Commissioner Priestley to forward this request the City Council with a positive recommendation. The motion passed.

B. Roy Orr Property Discussion.

Mr. Roy Orr representing Mr. Ray Smith and Mr. Bob Smith discussed some property fronting on Doug Lane with entrances from David Street and Paw Paw Lane that had recently been cleared of timber and the owners desired to sell the property in sections of 5 or more acres. They did not want to subdivide the property so a subdivision plat would have to be submitted. A rough drawing of the proposed division was presented. Discussion followed about water and sewer connections for the property and Mayor Winchester advised that building permits would not be issued for future property owners unless they connected to available water and sewer as the property is in the city limits and there are ordinances requiring property that has water and sewer service to connect to the services when available. One property did not readily have this service available and the representatives proposed a quick redraw of the boundaries to make this property front on Doug Lane as there was insufficient entrance width off Paw Paw Lane to qualify for "frontage" on a street and water/sewer service was not available in that area. To sell the property did not require the representatives to appear before the planning commission, as they were not proposing a subdivision.

There will be no regular meeting in December due to the Christmas holidays.

Agenda/Workshop: 2:30 PM, Thursday, December 11, 2008

January Agenda/Workshop: 2:30 PM, Thursday, January 08, 2009

January Monthly: 4:30 PM, Thursday, January 22, 2009

Motion by Commissioner Hawkins, seconded by Commissioner Priestley to adjourn. The motion passed. Meeting was adjourned at 5:59 p.m.