

Minutes
Perry Planning Commission
February 23, 2009

CALL TO ORDER: Chairman Beeland called the meeting to order at 6:03pm

ROLL: All commissioners were present

STAFF PRESENT: Mike Beecham, Director of Community Development and Christine Gauthier, Secretary

INVOCATION: was given by Commissioner Cosey

GUEST/SPEAKERS: Mr. Mike Kovach – St. Patrick’s Catholic Church

APPROVAL OF MINTUES FROM February 09, 2009 MEETING: Chairman Beeland requested a motion to approve the minutes as submitted; Commissioner Cosey made the motion to approve; Commissioner Clarrington seconded; all in favor and was unanimously approved.

ANNOUNCEMENT: The Campaign Notice, per O.C.G.A. 36-67A-3 and please turn cell phones off; Chairman Beeland referred to the notice posted on the door of the City Council Chambers.

PUBLIC HEARING(S): None

INFORMATIONAL HEARING(S)

1. St. Patrick Catholic Church – Variance application #V-09-02
Request to allow a temporary modular building on property located at 2410 Highway 127, Kathleen

Chairman Beeland opened the hearing. Mr. Beecham read the applicants’ request, the conditions necessary for a variance, and the staff response for the criteria. The floor was then opened for discussion and Mr. Mike Kovach with the church reiterated the request. He also advised that initially the temporary building was to be leased, but now it had been decided to purchase. However, this would not affect the variance request. The purchased building would still be the same size, shape and construction as to what was originally submitted. Chairman Beeland inquired of the color and was advised it would be the same color as the church. It was also asked if the temporary building could be placed even with the existing building and it would be. Mr. Kovach advised that the temporary building will have a covered walkway with ramps and steps to the existing building. Chairman Beeland called for a motion to approve the temporary modular building not to exceed five years from date of approval for removal; Commissioner Hubbard made the motion; Commissioner Cosey seconded; all in favor and was unanimously approved.

Commissioner Cosey requested a policy change for the use of temporary buildings to not be extended after a period of five years.

2. Mullins Real Estate Properties, LLC – Rezoning application #R-09-01

Request to rezone property from R-3 to IN with the present and continued use of the property being for a doctor's office.

Mr. Beecham read the applicants' request, the conditions necessary for a variance, and the staff response for the criteria. The floor was then opened for discussion; the applicant was not in attendance and there being no objection to the request Commissioner Cosey made a motion to approve the rezoning application as submitted; Commissioner Jefferson seconded; all in favor and was unanimously approved.

OLD BUSINESS

1. Review and approve Section 147.9 (#A-09-02)

Mr. Beecham advised approval was requested of the commission for amendment to the Perry Land Development Ordinance (PLDO) which covers maintenance bonds. The section to be considered for change also covered amounts to be applied to contractors for subdivision projects. After discussion among the board, it was determined that the following should be placed as an amendment, "*The amount of the maintenance bond or letter of credit shall be at least ten percent (10%) of the estimated construction cost of the subdivision improvements requiring maintenance, or as determined by the Public Works Department after field investigation and observation*".

It was agreed upon by all members that staff make the noted changes and bring back to the commission at the March 09th meeting.

2. Review and approve Appendix B – Section 2.07 (#A-09-04)

Mr. Beecham advised that the recommendation was for approval of change based on information as provided by the City Attorney in respect to nonconforming signs. The previous DDA sign ordinance and the new ordinance stated that nonconforming signs had to be removed within two years after adoption of the ordinance. The City Attorney has ruled that we cannot make someone remove a sign if it was originally legal; the sign can remain forever as long as it was legal when constructed. Commissioner Barker inquired if there was similar language with regards to shopping centers and per Mr. Beecham there was and that will be changed also. Motion was made by Commissioner Cosey to approve change as based on recommendation of City Attorney; Commissioner Clarrington seconded; all in favor and was unanimously approved.

3. Review of 2008 Historic Resource Inventory

Mr. Beecham requested the commissions' opinion if any of the neighborhoods in the recent historic resource inventory be designated as historic. After review of the area maps provided and discussion among the board, it was decided by way of motion from Commissioner Cosey to recommend to City Council that based on the information provided with so few qualified homes, that it does not justify an entire neighborhood to be deemed historic; Commissioner Clarrington seconded; all in favor and was unanimously approved.

ADJOURN: There being no further business Chairman Beeland adjourned the meeting at 6:52pm.