

Perry Planning Commission
MINUTES
March 22, 2010

CALL TO ORDER: Chairman Beeland called the meeting to order at 6:00pm.

ROLL: Chairman Beeland, Commissioners Barker, Clarington, Greene, Jefferson, Mehserle, and Williams were all present.

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

GUESTS/SPEAKERS: Council Member Randall Walker, Mr. Richard Whidden, Mr. Richard Schippel, and Mr. Jack Oberle.

PRESS: Ms. Krystal Riner – Houston Home Journal

INVOCATION was given by Commissioner Williams.

APPROVAL OF MINUTES FROM MARCH 08, 2010 MEETING: Chairman Beeland called for a motion to approve the minutes as submitted with correction on page two under comments from Mr. Charles Walt, change in name; Commissioner Greene motioned to approve the minutes as submitted with correction; Commissioner Barker seconded; all in favor and was unanimously approved.

ANNOUNCEMENT: The Campaign Notice, per O.C.G.A. 36-67A-3, please turn cell phones off; Chairman Beeland referred to notice posted on council chambers.

PUBLIC HEARING(S)

1. Variance Request -#V-10-03 – Michael Kinsley – 1306 Macon Road

Chairman Beeland opened the hearing at 6:03pm. Mr. Beecham read the applicant's request which was for a variance to Section 91 of the Perry Land Development Ordinance for a 15' variance of the (25) feet exterior side setback requirement, along with the standards governing the request and the staff response for the criteria.

Chairman Beeland then called for anyone wishing to speak in favor of the request; Mr. Richard Whidden who was representing the applicant, Dr. Kingsley, advised the board the request was being made as additional space is needed in the facility for more patient treatment rooms. Mr. Whidden also provided the commission with a layout of the proposed renovations, which would match the existing building.

Commissioner Barker inquired if additional parking was considered to be added due to the expansion; Mr. Whidden advised there would not be. Discussion then ensued among the board on parking.

Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:08pm.

Commissioner Mehserle asked if the expansion would disturb the drainage and swale area and was advised by Mr. Whidden it would not. Commissioner Mehserle also questioned the need for additional parking and inquired if there was any intention to widen Smoak Avenue; Mr. Beecham advised there was not.

On conclusion of discussion Commissioner Mehserle made a motion to approve the request as submitted with annotation on parking for additional building, which will bring parking into compliance; Commissioner Jefferson seconded; all in favor and was unanimously approved.

2. Variance Request - #V-10-02 – B.A.P.S. Mandir – 736 Mason Terrace

Chairman Beeland opened the hearing at 6:11pm. Mr. Beecham read the applicant's request which was for a variance to Section 91 of the Perry Land Development Ordinance to utilize a temporary modular building, without using it in conjunction with construction for a period of five years, along with the standards governing the request and the staff response for the criteria.

Mr. Sunny Patel from B.A.P.S. Mandir a representative of the church addressed the board and advised the modular building was to be used for a classroom on Sundays. Mr. Patel was asked about the cargo container on the property and he advised it was being used for storage, as well the church was expected within two years to begin construction on a new classroom and dining hall.

Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:20pm.

Commissioner Mehserle noted that there was no handrail or stairs for the new modular building; Mr. Beecham advised the building would have to meet all applicable local and building codes.

Chairman Beeland stated he would like to see the modular building painted the same as the existing church.

After conclusion of discussion, Commissioner Greene made a motion to approve the request as submitted with the following conditions: 1). The temporary building shall be removed within five (5) years; 2). Underpinning must be installed; 3). The cargo container must be removed from the site; 4). Modular building is to be painted to match color of existing church; Commissioner Clarington seconded; all in favor and was unanimously approved.

3. Variance Request - #V-10-04 – SF Communities – 104 Arapaho Drive

Chairman Beeland opened the hearing at 6:30pm. Mr. Beecham read the applicant's request which was for a variance to Section 91 of the Perry Land Development Ordinance and was for a 10' variance of the 35' rear setback, along with the standards governing the request and the staff response for the criteria.

Chairman Beeland then called for anyone wishing to speak in favor of the request; Mr. Richard Schippel of SF Communities, owner of property, addressed the board and provided them with a layout of the building plans.

Discussion ensued among the board concerning the remaining vacant lots in the subdivision and the buildable areas of those vacant lots. A number of commissioners expressed concerns over approving this variance which may set a precedent in this subdivision. The board asked Mr. Beecham to contact the developer of the property to request that he speak with the commission to address this matter at a future meeting.

Commissioner Greene made a motion to approve the variance request as submitted; Commissioner Clarington seconded; all in favor with Commissioner Jefferson opposing, resulting in approval 5 to 1.

ADJOURN: There being no further business the Chairman adjourned the meeting at 6:57pm.