

MINUTES
Perry Planning Commission
April 13, 2009

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

ROLL: Chairman Beeland, Commissioners Clarington, Cosey, Hubbard and Mehserle were all present. Commissioners Barker and Jefferson were absent.

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

INVOCATION: was given by Commissioner Hubbard

GUESTS/SPEAKERS: Mr. & Mrs. Walt Dunham, Mr. Jimmy Faircloth, Ms. Martha Gray, Mr. Jack Martin, Mr. & Mrs. Richard Siefert and Mr. & Mrs. Lance Whitten.

PRESS: Ms. Krystal Piner, Houston Home Journal

APPROVAL OF MINTUES FROM MARCH 23, 2009 MEETING : Chairman Beeland requested a motion to approve the minutes with one correction under New Business Item #2; deletion of the word county in first paragraph; Commissioner Cosey made a motion to approve the minutes as amended; Commissioner Mehserle 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 the notice posted on the door of City Council Chambers.

INFORMATIONAL HEARING(S)

1. **Special Exception #SE-09-01: Ms. Martha Gray – 411 Martin Luther King Jr., Drive**

Chairman Beeland opened the hearing at 6:03pm. Mr. Beecham read the applicants' request, the conditions necessary for a special exception and the staff response for the criteria. The floor was then opened for discussion. Ms. Martha Gray came forward and reiterated her request to the board and her intentions of opening a daycare. Chairman Beeland then called for anyone wishing to speak in favor or opposition; there being none the hearing was closed at 6:08pm.

Chairman Beeland inquired as to how many children the state would allow and Ms. Gray advised she was not sure as the State advised her to start with local government for zoning approval. Some questions arose with the area mainly being residential and designated as such under the Comprehensive Land Use Plan until 2025, with the exception of the few businesses on the

Northern end, such as the beauty salon and stone mart. It was noted that a day care was allowable by special exception for the area.

Discussion then turned to concern about the picking up and dropping off of children and the availability of a parking area. Commissioner Cosey inquired of Ms. Gray if she was willing to change the driveway to allow for parking in the rear and she advised she would be. Commissioner Mehserle noted it was his understanding that there was to be a fenced play area adjoined to the interior of the building; Ms. Gray advised she intended to have a play area. Inquiry was made if the access of the drive-in/drive-out was of concern to the state and Mr. Beecham advised no, their concern was only with regulations pertaining to the children.

Commissioner Mehserle made a motion to recommend approval of the request with the condition of providing two parking places at the front with gravel; Commissioner Clarington seconded; all in favor and was unanimously approved.

2. Discussion and consideration of Smoak Neighborhood in the historic district

Chairman Beeland reminded the board this matter had been discussed previously and it was the desire of the City Council for the Planning Commission to consider the Smoak neighborhood in the historic overlay district.

Chairman Beeland opened the floor at 6:24pm and various questions were asked of the disadvantages and advantages of a historic neighborhood, to which Mr. Beeland explained.

Chairman Beeland then called for anyone wishing to speak in favor; there being none, he called for those opposed.

Mr. Melvin Myer stated there are apartments, duplexes, the post office and a new school in this area and none of those are historic. He doesn't understand why this would even be a consideration.

Ms. Melody Whitten felt that if they wished to make changes to their homes it should be allowed without approval from the city and was not in favor of the change.

Mr. Bob Kirpatrick cannot see either an advantage or disadvantage and there is no need to change anything.

There being no further comments the hearing was closed at 6:30pm.

Chairman Beeland reiterated to those in attendance that it was the style of homes that make the area historic and thus the request from City Council to review. Commissioner Cosey asked those in attendance if they were opposed and all stated yes.

Commissioner Hubbard made a motion to return to Council with the recommendation that no action be taken; Commissioner Cosey seconded; all in favor and was unanimously approved.

NEW BUSINESS

1. Final plat approval for North Haven at the Hamptons subdivision

Per Mr. Beecham, request had been withdrawn.

OLD BUSINESS

1. Discussion of electronic signs

Mr. Beecham summarized the research that had been provided to the board and in addressing the concerns regarding safety, half of the studies showed there was an impact on traffic accidents, while the other half stated there was none. Mr. Beecham also advised he had spoken with the City of Warner Robins, where there are numerous electronic signs and they have not seen an increase in traffic accidents, but it was also noted there really is no scientific study either way.

Commissioner Hubbard mentioned that having recently attended a seminar for Planning Commissioners last week and reviewing with colleagues there, the language of the current ordinance is in need of revamping.

Discussion ensued among the board as to how to proceed and it was agreed that the ordinance was in need of review and changes since it had been implemented in 1986 with particular attention addressing the use of scrolling signs.

Commissioner Mehserle made a motion to ask Council for a 120 day moratorium on the placement of on premise and off premise electronic message board signs to allow the board time to update the current ordinance; Commissioner Hubbard seconded; all in favor and was unanimously approved.

Before adjournment Commissioner Clarington also commented on his recent participation in a seminar for Planning Commissioners and wanted to commend Mr. Beecham, as well as Chairman Beeland for the jobs they both do, and he was pleased to see that the City of Perry in comparison to other areas are handling things quite well, both from an administrative and planning board standpoint.

ADJOURN: There being no further business Chairman Beeland adjourned the meeting at 6:50pm.