

Perry Planning Commission
Minutes
June 8, 2009

CALL TO ORDER: Commissioner Cosey called the meeting to order at 6:00pm

ROLL: Chairman Beeland (arrived at 6:04pm); Commissioners, Barker, Clarington, Cosey, Hubbard, Jefferson, and Mehserle were all present.

STAFF PRESENT: Mike Beecham, Director of Community Development, Christine Gauthier, Secretary, and Harold Deal, Assistant City Engineer.

INVOCATION: was given by Commissioner Mehserle.

GUEST/SPEAKERS: Mr. Ronald Bledsoe - Chelsea Construction, Mr. Jimmy Faircloth and Ms. Jeanne Fisher.

APPROVAL OF MINUTES FROM MAY 11, 2009 MEETING: Commissioner Cosey requested a motion to approve the minutes as submitted with typo corrections as noted; Commissioner Mehserle made a motion to approve with corrections; 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; Commissioner Cosey referred to the notice posted on the door of City Council Chambers.

PUBLIC HEARING(S)

1. V# 09-004 – Ms. Lillie Brooks – 1119 Jackson Lane – Variance request

Chairman Beeland opened the hearing at 6:05pm. Mr. Beecham read the applicants' request, the conditions necessary for a variance and the staff response for the criteria. Chairman Beeland then called for anyone wishing to speak in favor of request. Mr. Ronald Bledsoe with Chelsea Construction, as the proposed contractor for the project reiterated Ms. Brooks request as did her daughter Ms. Jeanne Fisher. She explained Ms. Brooks's current health issues and how the addition of the bathroom to the back of the home would be of great assistance to her.

Chairman Beeland then called for anyone opposed; there being none, the hearing was closed at 6:10pm.

Commissioner Clarington made a motion to approve the variance request as submitted; Commissioner Hubbard seconded; all in favor and was unanimously approved.

NEW BUSINESS

1. Plat approval - North Haven @ The Hamptons – Acceptance of streets for city maintenance

Mr. Harold Deal, Assistant City Engineer addressed the board and advised that the streets had been recommended for approval by the Public Works Department and all requirements had been met.

Commissioner Barker reminded the board of this subdivision as being one of two that had cul-de-sacs and the commission had recommended to council at the time to have the streets connected to the adjoining neighborhoods, but the request was overruled by City Council and Commissioner Barker just wanted to make the board aware of this type of situation should it ever be presented again.

Discussion ensued among the board on the need for acceptance, was there any warranty period allowed could the cul-de-sacs be connected to existing as originally suggested and was acceptance in the best interest of the community and city. After further deliberation, Commissioner Barker made a motion to approve the final plat with a three year maintenance agreement; Commissioner Mehserle seconded; Commissioner Clarington along with Commissioner Barker and Mehserle voted to approve. Commissioners Cosey, Hubbard and Jefferson opposed; Chairman Beeland then voted to approve the motion; the resulting vote was 4 to 3 for approval as motioned.

2. Plat approval – St. Croix Manor (change for land lot correction)

Mr. Beecham advised the board the plat approval submitted was a correction only for a land lot typo. Commissioner Hubbard made a motion to approve; Commissioner Cosey seconded; all in favor and was unanimously approved.

3. Plat approval – Danny Carpenter Drive

Mr. Harold Deal addressed the board and advised the request for the plat approval had been previously accepted by City Council for maintenance, but at the time the plat had not been prepared and approved and the error had been recently discovered. Commissioner Cosey made a motion to approve; Commissioner Jefferson seconded; all in favor and was unanimously approved.

OLD BUSINESS

1. Further discussion of Section 106 – Signs

Mr. Beecham had provided the commission with the Houston County sign ordinance, which had recently undergone changes due to a lawsuit and it was suggested the board review in comparison to the city's current ordinance. The board agreed changes were definitely needed, particularly in relation to procedural issues to enhance the current ordinance, as well as address changes for electronic signs, and billboards.

On conclusion of discussions, it was suggested that Mr. Beecham provide the board with a comparison of the city's current ordinance incorporating the changes from Houston County's revised ordinance and the various suggestions from the board, particularly those relating to electronic signs.

ADJOURN: There being no further business Chairman Beeland adjourned the meeting at 7:15pm.

