

Perry Planning Commission  
Meeting Minutes  
August 10, 2009

**CALL TO ORDER:** Chairman Beeland called the meeting to order at 6:01pm.

**ROLL:** Chairman Beeland, Commissioners Barker, Clarington, Cosey, Hubbard, Mehserle (arrived at 6:30pm) were all present; Commissioner Jefferson was absent.

**STAFF PRESENT:** Mike Beecham, Director of Community Development, Christine Sewell, Recording Secretary, and City Manager Lee Gilmour.

**INVOCATION:** was given by Commissioner Clarington.

**GUESTS/SPEAKERS:** Mr. Jimmy Faircloth, Mr. Marty Myers and Mrs. Kate Schell.

**APPROVAL OF MINUTES FROM JULY 27, 2009 MEETING:** Commissioner Cosey made a motion to approve the minutes as submitted; Commissioner Clarington 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 council chambers.

**PUBLIC HEARING(S)**

1. Special Exception #SE-09-02 – Ms. Kate Schell – 316 Lee Street

Chairman Beeland opened the hearing at 6:03pm. Mr. Beecham read the applicant's request which was for a special exception to operate an animal shelter utilizing pet grooming and training as a residential business in an R-2 district, along with the conditions necessary for a special exception and the staff response for the criteria. Chairman Beeland then called for anyone wishing to speak in favor of the request; Mrs. Kate Schell, the homeowner addressed the board and advised that she had been assisting the Perry shelter and rescue animals for the past ten years. In regards to her request there will be no additional traffic, such as semi-trucks and the noise should be minimal. She further stated, there are no chemicals emitted as she only uses flea shampoo and the fecal matter is picked up and disposed of twice a day, and in inclement weather the back part of the home has an area that is heated and cooled for the animals.

Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:13pm.

The board then posed questions to Mrs. Schell; Commissioner Cosey inquired how many dogs and how long is their stay under normal conditions and Mrs. Schell stated six to ten and that she currently has two; as to the length of time, it varies on their condition. She currently has a dog with a broken pelvis and it will be with her for approximately eight weeks. Mrs. Schell advised she only takes animals that require extreme attention in order to be adopted.

Chairman Beeland asked who pays for her services; Mrs. Schell stated it was all volunteer work on her part with the exception of reimbursement of gas for travel to vet appointments and adoption locations from Animal Lovers Rescue of Peach County. Items such as dog food and medications are provided to her. Chairman Beeland questioned if the animals are kept in cages; per Mrs. Schell in extreme weather conditions they are, but most of the time they are kept outside and advised she only fosters small breed dogs.

Commissioner Clarington inquired if Mrs. Schell was charging for pet grooming and training and was advised she was not, but it would be possible that she would for the purpose of future fundraising efforts and further stated she would not be taking in any more new customers, just shelter animals.

Commissioner Hubbard asked Mrs. Schell why she no longer worked with the City of Perry Animal Shelter and where do the animals come from; Mrs. Schell stated it was a difference of opinion with the animal control officer and animals are brought in from within the city, but also from surrounding areas.

Chairman Beeland mentioned to the board for informational purposes that Section 117 of the PLDO states that the maximum number of animals allowed in a residential district is four dogs and four cats.

Upon conclusion of discussion, Commissioner Hubbard made a motion to authorize the request with the condition that it be monitored for a period of six months and allow up to ten dogs; Commissioner Cosey seconded; all in favor; Commissioner Mehserle was not present at time of vote.

## 2. Variance Request #V-09-08 – Mr. Marty Myers – 700 Martin Luther King Jr. Drive

Chairman Beeland opened the hearing at 6:22pm. Mr. Beecham read the applicant's request which was for a 3'-6" variance of the 20' separation requirement between structures, along with 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 the request; the applicant, Mr. Myers, addressed the board and advised the accessory building was built during the construction of an addition to the residence, which they have a permit for, but he wasn't aware one was needed for the accessory structure; it's his intention to try and improve the property and the old rusted metal storage building will be removed.

Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:29pm.

Commissioner Cosey asked who built the structure and how far back it was from the property lines; Mr. Myers stated the tenant had built the structure and as for the property lines he had Mr. Lee Jones out, but he was unable to determine their location, but it was approximately 100 feet; Mr. Beecham added that the property lines should not be an issue in this case.

Commissioner Clarington inquired if the building was empty; it was not per Mr. Myers as the tenant has already placed storage in it.

There being no further discussion Commissioner Barker made a motion to approve as submitted; Commissioner Clarington seconded; Commissioner Mehserle abstained as he was not present for the public hearing; Commissioners Barker, Clarington, Cosey and Hubbard were in favor; request was unanimously approved.

## **NEW BUSINESS**

Mr. Beecham reminded the commission from the previous meeting the request from City Council for the commission to interview potential appointees to the Warner Robins Area Transportation Study Citizen Committee (WRATS) and provided a brief overview.

City Manager Lee Gilmour then addressed the board reiterating the request from City Council and that to date there had been approximately 21 to 24 applications received and indicated those interested represented different areas of the city and their interests were varied. With only two slots available, notice would be sent to all applicants outlining the interview questions, which would be the same for all and the committee responsibilities.

Mr. Gilmour advised the board they could use whatever process they thought best and he would attend the meeting and ask the applicants' the interview questions. Once the process was completed, the commission would be asked to recommend five to six nominees for City Council's consideration. In advance of this procedure Mr. Gilmour thanked the board for their assistance.

The board agreed the interviews would be done at the August 24, 2009 meeting with the start time at 5:00pm in lieu of 6:00pm, so that the appropriate time can be given for the process.

## **OLD BUSINESS**

### 1. Further discussion of Section 106 – Signs

Chairman Beeland inquired of the board if there was any further discussion on the latest revision provided from the previous meeting; there being only one comment in regards to a clerical error; Commissioner Hubbard made a motion to forward to council with a recommendation of approval; Commissioner Cosey seconded; all in favor and was unanimously approved.

### 2. Discussion of street classifications

Mr. Gilmour again addressed the board and advised he would like to provide something to council on the various street classifications. The purpose of the classifications was to determine the re-striping and paving priority list.

After general discussion the board reviewed the list in its entirety and the following determination was made and is as follows:

<b><u>Street</u></b>	<b><u>From</u></b>	<b><u>To</u></b>
Kings Chapel - Entire Length	Collector	Arterial
Washington - Main St to Duncan Ave.	Arterial	Local

Perimeter - Entire Length	Collector	Arterial
Ball St. - South from Main to Tucker Road	Collector	Arterial
Carroll St. - Entire length	Arterial	Local
Swift St. - Entire length	Local	Arterial
Houston Lake Drive - Entire Length	Arterial	Collector
Kellwood Dr. - Entire Length	Arterial	Local
Oak Ridge - Gen Courtney Hodges to Kellwood	Local	Local
Oak Ridge - Kellwood to MLK, Jr. Drive	Arterial	Local
Northside Dr - Ball St to Macon Rd	Local	Collector
Northside Rd - Park Ave to Cherokee Rd	Local	Collector
Gaines - Entire Length	Local	Collector
Valley Dr - Entire Length	Local	Collector
Lake Joy Rd. - Entire Length	Local	Arterial

**ADJOURN:** There being no further business Chairman Beeland adjourned the meeting at 7:30pm.