

MINUTES
PERRY PLANNING COMMISSION

November 26, 2007

1. Call to Order: Chairman Beeland called the meeting to order at 6:00 PM.
2. Roll:

Commissioners Present: Chairman Beeland; Paul Cosey; Willie King; Todd Barker; Patricia Jefferson; Jim Mehserle; Terre Walker.

Guests: Danny Rosales, developer of New Haven subdivision.

Press: None Present.

Staff Present: Mike Beecham, Director of Community Development; Barbara Crisler, Planning Technician; Harold Deal, Asst. City Engineer.
3. Invocation: Commissioner Mehserle gave the invocation.
4. Approved October 22, 2007 Minutes as Amended: Chairman Beeland recommended the minutes be amended as follows: 1) correct the spelling of the word “Lane” to “Land” in item # 6 – Public Hearing, last paragraph; 2) remove the word “the” in item # 7 – Informational Hearing, (1), first paragraph; 3) correct the spelling of the word “there” to “their” in item # 7 – Informational Hearing, (2), eighth paragraph. Commissioner King motioned to approve the minutes as amended. Commissioner Cosey seconded the motion and the motion carried unanimously.
5. The Campaign Notice, per O.C.G.A. 36-67A-4: Chairman Beeland informed the Commission that he will be only referring to the notice posted on the door of the City Council Chambers instead of reading said notice.
6. New Business:
 - 1) Approval of Final Plat with Conditions – New Haven Subdivision, Phase 1 – located off Gurr Road – Gurr Road Development, LLC – Danny Rosales & Trent Vasile: Mike Beecham presented the final plat for New Haven Subdivision, Gurr Road Development, LLC, Trent Vasile. This subdivision is being developed following the R2 cluster development standards containing 51.83 acres with 158 lots. The engineering reports have been completed and approved. Harold Deal, Assistant City Engineer stated the above referenced subdivision has been inspected by the City of Perry Public Works department and found the following. 1) One (1) of the detention ponds on the project is releasing a concentrated discharge of water onto a lot in the adjacent Stonebridge Subdivision. New Haven storm drainage system has been constructed as designed, all parties agree one part must be corrected with underground piping; and 2) Cluster regulations require a buffer on the perimeter of this subdivision. During the inspection it was discovered that there is no vegetative buffer. The applicant agrees to plant a buffer consisting of Leyland Cypress trees presenting a solid screen at least six (6) feet high within one (1) year along the perimeter of the subdivision.

After a brief discussion, Commissioner Mehserle motioned to approve the Final Plat for New Haven Subdivision, Phase 1 subject to the following conditions 1) we recommend that a letter of credit be prepared in the amount of \$32,000 as security for a period of one (1) year to cover all expenses relating to the installation of the piping and dressing and grassing the site; and 2) we recommend that a letter of credit be prepared in the amount of \$20,000 as security for a period of one (1) year to cover all expenses in planting Leyland Cypress trees along the perimeter of the subdivision. Commissioner King seconded the motion. The motion carried unanimously.

2) Recommendation for Approval of Amendment to the PLDO; Section 108 – Satellite Dish Antennas Amendment Application #A-064-1107; Mike Beecham explained the language that he changed that was discussed at the previous meeting. The Commission discussed the changes and conditions of the satellite dish amendment. At this time, Commissioner Mehserle motioned to give a favorable recommendation of approval of the amendment to Section 108 – Satellite Dish Antennas. Commissioner Walker seconded the motion. The motion carried unanimously.

3) Approval of the Demolition of a commercial structure in the Historic district located at 1011 Main Street – old Houston Home Journal office building. Mr. Beecham informed the Commission the historic ordinance requires any demolition in a historic district be approved by the Planning Commission. This is the old Houston Home Journal office building located at 1011 Main Street. The owner plans to use the area for short term additional parking for the Perry Methodist Church. This structure is not on the historic survey that was completed by the RDC several years ago. After a brief discussion, Commissioner King motioned to approve the certificate of appropriateness requesting demolition of this structure in the historic district located at 1011 Main Street. Commissioner Jefferson seconded the motion. The motion carried unanimously.

7. Adjournment: There being no further business to come before the Perry Planning Commission, Chairman Beeland adjourned the meeting at 6:50 P.M.