

Perry Planning Commission
Minutes - April 11, 2016

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

ROLL: Chairman Beeland; Commissioners Jefferson, Mehserle, Poole, Williams and Yasin were present. Commissioner Clarington was absent.

STAFF: Lee Gilmour – City Manager and Christine Sewell – Recording Clerk

GUESTS: Mrs. Mary Hart and Mr. & Mrs. Timothy VanCura.

INVOCATION was given by Commissioner Williams

NEW BUSINESS : Chairman Beeland advised the board he would be stepping down as Chairman, but would remain as a member of the Commission. The board thanked Mr. Beeland for his service and leadership and looked forward to continue working with him as a member of the board.

Commissioner Williams motioned to nominate Commissioner Poole as board Chairman; Commissioner Jefferson seconded; all in favor and was unanimously approved.

APPROVAL OF MINUTES FROM MARCH 28, 2016 MEETING: Commissioner Beeland motioned to approve the minutes as submitted; Commissioner Mehserle seconded; all in favor and was unanimously approved.

ANNOUNCEMENTS

The Campaign Notice, per O.C.G.A. 36-67A-3

Please turn cell phones off

OLD BUSINESS

1). #V-16-03 – 1001 North Davis Drive

Ms. Sewell advised the case was tabled per the request of the applicant at the March 14th meeting as he wanted to speak with surrounding neighbors on their concerns with the proposed sign. Chairman Poole asked if anyone present had that been done; Mrs. Hart a resident in the area advised she had not been contacted and voiced her concern that the sign would be detrimental to the area as there is already a problem with traffic.

Commissioner Mehserle motioned to table the matter to the April 25th meeting; Commissioner Williams seconded; all in favor and was unanimously approved.

PUBLIC HEARING (Planning Commission Decision)

1). #V-16-06 106 Broomsedge Lane

Ms. Sewell read the applicants' request which was for a variance to PLDO section 104 Home Occupations; no more than one home occupation, along with staff responses.

Chairman Poole opened the public hearing at 6:20pm and called for anyone in favor of the request. The applicant Mr. VanCura addressed the board and advised he would be selling music equipment on line and his request was made as his wife also has a home occupation for photography that she does off site.

Chairman Poole then called for anyone opposed; there being none the hearing was closed at 6:26pm.

Commissioner Mehserle inquired if the intent was primarily internet based and there would be no customers at the residence; Mr. VanCura advised it was and noted he handmade guitars and that is what would be sold online.

Commissioner Yasin motioned to approve the request as submitted; Commissioner Williams seconded; all in favor and was unanimously approved.

INFORMATIONAL HEARING (Planning Commission recommendations to City Council)

*Tabled from March 28, 2016 meeting – Chairman Poole opened the public hearings at 6:28pm.

1). PLDO Amendment – Removal of General Courtney Hodges Blvd. corridor from Downtown Development District

Mr. Gilmour in follow up to previous discussions and comments the board received from the Downtown Development Authority (DDA) and Main Street Advisory Board (MSAB) on the removal of the corridor from the downtown district Administration was recommending it be removed. Additional information was provided regarding current uses allowed in the district and if it were to remain and a current business for example such as automobile sales wanted to expand it would not be allowed to do so under the downtown district standards. It was reminded those current uses were currently grandfathered. Furthermore, there are a number of existing businesses that are in conflict with the downtown district and Mayor & Council allowed those to be continued until the master plan was completed, along with the form based code. Mr. Gilmour also noted the programs the DDA and MSAB offer could be contracted through City Council for them to take advantage of.

There were no comments for or opposed.

Commissioner Williams motioned to recommend removal of the General Courtney Hodges Blvd. Corridor from the Downtown District to Mayor & Council; Commissioner Beeland seconded; all in favor and was unanimously approved.

2). PLDO Amendment – Downtown Development District Architectural and Signage Control Standards for Certificate of Appropriateness Permits

Ms. Sewell advised the amendment was necessary due to the recent adoption of the new sign regulations in Section 106 which combined the separated regulations for the downtown area and city wide. The amendment would remove all of the sections in Appendix B regarding signage regulations.

There were no comments for or opposed. Chairman Poole closed public hearing at 6:37pm.

Commissioner Williams motioned to recommend approval of the amendment as presented to Mayor & Council; Commissioner Beeland seconded; all in favor and was unanimously approved.

OTHER MATTERS - None

ADJOURN : there being no further business to come before the board the meeting was adjourned at 6:48pm.