

Perry Planning Commission
Minutes – March 28, 2016

CALL TO ORDER: Chairman Martin Beeland called the meeting to order at 6:05 pm.

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

STAFF: Lee Gilmour* – City Manager, Dan Bass – Building Inspector, and Cyndi Houser – Recording Clerk.

*Mr. Gilmour arrived at 7:00 pm.

GUESTS: Michael Vartenisian, Phillip Ramsey, Cason Anderson and Alex Fite-Wassilak- TSW

INVOCATION: was given by Commissioner Poole.

APPROVAL OF MINUTES FROM MARCH 14, 2016 MEETING: Commissioner Jefferson motioned to approve the minutes as submitted; Commissioner Clarington 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.

PUBLIC HEARING: (Planning Commission Decision)

1) #V-16-04 100 Arapaho Drive

Dan Bass – Building Inspector read the applicant's request which was for a variance to PLDO Section 91 Minimum Setbacks, R-1 Side yard corner lot, Minor Street, along with staff responses.

Chairman Beeland opened the public hearing at 6:08 pm and called for anyone in favor or opposed.

In favor:

Mr. Vartenisian spoke on his own behalf stating that it would be a hardship to re-do the work required for the setbacks.

Mr. Phillip Ramsey – 503 Shoshone Circle, had no objections to the request.

Opposed: None

Chairman Beeland closed the hearing at 6:15 pm.

Chairman Beeland inquired of Mr. Vartenisian why the measurements were not accurate. Mr. Vartenisian stated he mismarked the boundary line. Mr. Bass explained the shape of the lot and the placement of the house were unusual. After some general discussion, Commissioner Yasin motioned to approve the set back at 20'; Commissioner Williams seconded and the motion carried unanimously.

Chairman Beeland requested the informational hearings be moved to the end of the agenda.

OTHER MATTERS

Training Workshop on form Based Zoning Code

In order to move forward with the form based initiative, Mr. Alex Fite-Wassalak reviewed and explained the procedures that had taken place for the City of Perry. The training was a way of implementing the vision; simplifies the process; includes three zone-types for Perry and the design guidelines are regulatory rather than suggestions giving more teeth to this type of zoning. Form based zoning will also make a more market friendly environment. A question and answer session concluded the presentation.

The Commission returned to the informational hearings.

INFORMATIONAL HEARING(S)

- 1) PLDO Amendment – Removal of General Courtney Hodges Blvd. corridor from Downtown Development District
- 2) PLDO Amendment – Downtown Development District Architectural and Signage Control Standards for Certificate of Appropriateness Permits

Mr. Gilmour requested items 1 & 2 be postponed until the next meeting. Commissioner Jefferson moved to table items 1 & 2. Commissioner Poole seconded the motion and it carried unanimously.

- 3) PLDO Amendment – Form based code General Courtney Hodges Blvd

Commissioner Jefferson moved to approve Form Based Zoning as presented and to recommend approval to Council; Commissioner Clarrington seconded the motion and it carried unanimously.

ADJOURN: There being on further business to come before the board, the meeting was adjourned at 7:10pm.