

Perry Planning Commission - Minutes
June 27, 2016

CALL TO ORDER: Chairman Poole called the meeting to order at 6:05pm

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

STAFF: Lee Gilmour – City Manager, Dan Bass – Building Inspector, and Christine Sewell – Recording clerk.

GUESTS: None

INVOCATION: was given by Commissioner Jefferson

APPROVAL OF MINUTES FROM June 13, 2016 MEETING: Commissioner Clarington motioned to approve as submitted; Commissioner Beeland seconded; all in favor and was unanimously approved.

ANNOUNCEMENTS: Chairman Poole referred to the Campaign Notice, per O.C.G.A. 36-67A-3 and to please turn cell phones off

PUBLIC HEARING (Planning Commission Decision)

INFORMATIONAL HEARING (Planning Commission Recommendation)

1). PLDO Amendment Section 71.5 Site Requirements

Chairman Poole opened the public hearing at 6:08pm and called for anyone to speak for or against. Mr. Gilmour reviewed the proposed change noting the criteria as noted under subsection “b” would be deleted and examples were cited. There being no further input the public hearing was closed at 6:12pm.

Discussion arose among the board; Chairman Poole inquired as to why certain districts were excluded; Mr. Gilmour noted in C-2 uses had too much heavy traffic for the type of businesses allowed. Commissioner Mehserle felt the approach was an advantage from an environmental standpoint to lessen stormwater runoff. Commissioner Yasin concurred and asked if there could be a maximum number of paved parking spaces. As the discussion ensued the board felt the requests for waiver of the proposed requirements should be brought forth as a special exception however, it was felt there may be more cases denied with the proposed criteria. Commissioner Yasin inquired of different paving options available; Mr. Gilmour advised that would be researched and brought back for further review.

Commissioner Yasin motioned to table the amendment; Commissioner Clarington seconded; all in favor and was unanimously approved.

2). PLDO Amendment Section 86.1.1 Use Table Key

Chairman Poole opened the public hearing at 6:39pm and called for anyone to speak for or against. Mr. Gilmour advised the use table provided was as discussed at previous meeting. There being no further input the public hearing was closed at 6:41pm.

Commissioner Yasin inquired on the use category of Coin Operated Machines; Mr. Gilmour advised this use was currently permitted and was allowable through state regulations. The current use table allowed in

the IMU district with a recommendation for use in the MUC district and by special exception in the NMU district of the form based code. Discussion arose with concern of allowing coin operated machines in the MUC district. It was suggested that use could be by special exception.

Commissioner Mehserle motioned to recommend approval to Mayor & Council of the amended use table as provided which reflects coin operated machines under the MUC district by special exception; Commissioner Yasin seconded; all in favor with Commissioner Jefferson opposed; resulting vote was 3 to 1 for approval.

3). PLDO Amendment Section 106.10 Exemptions from Sign Permit Requirements

Chairman Poole opened the public hearing at 6:58pm and called for anyone to speak for or against. Mr. Gilmour advised the new section was being addressed as we are currently operating under these guidelines, but it is not in the code and should be. There being no further input the public hearing was closed at 7:00pm.

Discussion ensued with Chairman Poole inquiring if all types of the currently prohibited signs are allowed; it was advised they would be for (30) days if a new business or owner change. Chairman Poole questioned what was considered a substantial renovation. Mr. Gilmour provided an example one being the major renovation of the SunMark Bank on Northside Drive and those renovations deemed as such by the Chief Building Official.

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

1). Recommendation to Administration on Historic Period for City

Mr. Gilmour advised this was not a code amendment but a request for a defined period of time as it pertains to historic structures. It was further advised in researching, the Middle Georgia Regional Commission's 2003 Historic Resources Survey it was the recommendation of Administration for the time period of 1850-1950. Mr. Gilmour further noted the purpose of this designation is to: 1). Provide guidelines for downtown color schemes, 2). Determine future and historic buildings and districts, 3). Provide design parameters for future remodels or alterations, 4). Provide focus for certain tourism promotion events or activities, and 5). Assist in formulating a community education process. It was noted Council has been looking at options to preserve historic structures and are concerned with these structures falling into disrepair. Commissioner Mehserle asked the area specifically targeted; Mr. Gilmour advised for now the downtown area and it was noted the intent is to provide a set of clear criteria and is to be used as a guideline for property owners.

Commissioner Mehserle motioned to recommended to Administration the historic time period for the City to be 1850-1950 for the historic districts as established by Council; Commissioner Yasin seconded; all in favor and was unanimously approved.

ADJOURN: there being no further business to come before the board the meeting was adjourned at 7:29pm.