



**Planning Commission
Minutes of the December 21, 2017 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Wesson at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

| | |
|---|---------|
| Troy Wesson, CAPZO, Planning Commission Chair | Present |
| John Seifert, CAPZO, City Council Member | Absent |
| Cynthia McCollum, CAPZO | Absent |
| Steve Ryder, CAPZO | Present |
| Cameron Grounds, CAPZO | Present |
| Stephen Brooks, CAPZO | Present |
| Lewie L. Bates, CAPZO | Present |
| Michael Potter, CAPZO | Present |
| Tim Cowles, CAPZO | Present |

PLANNING STAFF PRESENT

Kevin Bernard, Associate Planner; Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Planning & Economic Development; Megan Zingarelli, City Attorney.

REGISTERED PUBLIC ATTENDEES

John Emich, Susan Faint, Donald Faint, Cynthia Holden, Jason Phillips, Ken Mills, Mary Long and Vicki (Illegible).

ACCEPTANCE OF THE AGENDA

The agenda was accepted as presented with no discussion.

APPROVAL OF THE MINUTES

Mr. Ryder moved to approve the minutes of the November 16, 2017 regular meeting. Mr. Bates seconded the motion.

Final Vote:

| | |
|-----------------------|---------|
| Chairman, Troy Wesson | Aye |
| Cynthia McCollum | ----- |
| Steven Ryder | Aye |
| Cameron Grounds | Aye |
| Stephen Brooks | Abstain |

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|-----------------------------|-------|
| Lewie Bates | Aye |
| Mike Potter | Aye |
| City Council Member Seifert | ----- |
| Tim Cowles | Aye |

Motion Carried

PUBLIC COMMENTS

None

PUBLIC HEARINGS

1. **Zoning Map Amendment (ZMA 2017-010)** to rezone two vacant lots consisting of 5.44 acres from B2/S1 (Community Commercial/Special District 1) to B2 (Community Business).
Location: North of Portal Lane, East of Hughes Road
Applicant/Owner: Mary Margaret Long, Huntsville Area Crime Stoppers

Staff Report

Mr. Blizzard stated the B-2 and B-2/S-1 zoning designations in that area of Portal Lane were completed between 1997 and 1998, before the road was connected to Hughes Road. He also stated that the B-2/ S-1 zoning standards were eliminated from the code because they were not successful due to limited uses allowed. Mr. Blizzard stated that since 2014, the landscaping requirements for the B-2 district were strengthened and allow for better buffering protection for adjoining neighborhoods. Mr. Blizzard concluded that staff recommended approval.

Public Comments

Donald Faint stated that he owns property immediately behind the subject property. He asked about the main differences between B-2 and B-2/S-1 zoning designations, and what type of development was being considered for that site. Mr. Blizzard responded that the property owner intends to sell the property and no developer or development plans have been identified thus far. Additionally, Mr. Blizzard sated that the main differences between B-2 and B-2/S-1 zoning designations are that B-2 is more inclusive of a variety of business uses and is less impactful on the surrounding neighborhood due to buffering requirements.

Commission Comments

Mr. Brooks wanted to know if the zoning designation change to B-2 would create a situation that would be detrimental to the surrounding community. Mary Beth Broeren, Planning Director, summarized the intent of the B-2 zoning designation as a solution to the unsuccessful B-2/ S-1 and that there are requirements in the B-2 standards to make allowed developments compatible with the surrounding communities.

Mr. Potter stated that although the City must adhere to the zoning regulations, not every allowable development would be compatible with the location of the proposed property.

Motion:

Mr. Brooks motioned to approve the zoning map amendment for Portal Lane (ZMA 2017-010) to rezone from B2/S1 to B2 and forward to the City Council for adoption. Mr. Cowles seconded the motion.

Final Vote:

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|-----------------------------|------|
| Chairman, Troy Wesson | Aye |
| Cynthia McCollum | ---- |
| Steven Ryder | Aye |
| Cameron Grounds | Aye |
| Stephen Brooks | Aye |
| Lewie Bates | Aye |
| Mike Potter | Aye |
| City Council Member Seifert | ---- |
| Tim Cowles | Aye |

Motion Carried

2. West Haven Subdivision, Phase 2 (PP 2017-008) Preliminary Plat for 29 lots on 30.58 acres

Continued from the November 16, 2017 Planning Commission Meeting.

Location: South of U.S. Highway 72, East of Henderson Lane

Applicant/Owner: Valor Communities

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that this was a request for a continuance for a period of one month till the January 18, 2018 meeting. The request was made per the instructions of the applicant/owner. Mr. Blizzard concluded that staff recommended the continuance approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Brooks motioned to grant the one month continuance for West Haven, Phase 2 (PP 2017-008). Mr. Cowles seconded the motion.

Final Vote:

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|-----------------------|------|
| Chairman, Troy Wesson | Aye |
| Cynthia McCollum | ---- |
| Steven Ryder | Aye |

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|-----------------------------|------|
| Cameron Grounds | Aye |
| Stephen Brooks | Aye |
| Lewie Bates | Aye |
| Mike Potter | Aye |
| City Council Member Seifert | ---- |
| Tim Cowles | Aye |

Motion Carried

3. Putman’s Industrial Park, 5th Addition (CP 2017-013)

Continued from the October 19, 2017 Planning Commission Meeting.

Certified Plat for 2 lots on 7.99 acres

Location: South of Production Avenue, East of County Line Road

Applicant/Owner: JCBP, LLC

Applicant Comments

Jason Phillips, representing the applicant, stated he was available for questions.

Staff Report

Mr. Blizzard stated that this was a request for a subdivision of the vacant lot into two separate tracts for the purpose of developing Tract No. 1. Tract No. 1 is the proposed site of Max Vision, a company that already has an administrative site plan submitted for the technical review process.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Bates motioned to approve the certified plat for Putman’s Industrial Park 5th Addition, (CP2017-013). Mr. Cowles seconded the motion.

Final Vote:

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|-----------------------------|------|
| Chairman, Troy Wesson | Aye |
| Cynthia McCollum | ---- |
| Steven Ryder | Aye |
| Cameron Grounds | Aye |
| Stephen Brooks | Aye |
| Lewie Bates | Aye |
| Mike Potter | Aye |
| City Council Member Seifert | ---- |
| Tim Cowles | Aye |

Motion Carried

(Public Hearing Closed)

New Business

1. Rescheduling March's Planning Commission Meeting

- 1) Request to reschedule the March 15th Planning Commission meeting to March 22nd to accommodate Madison City Schools' Spring Break.

Staff Comments

None

Motion:

Mr. Grounds motioned to approve the request to reschedule the March 15th Planning Commission meeting to March, 22nd. Mr. Potter seconded the motion.

Final Vote:

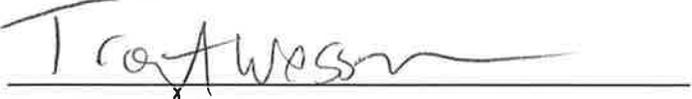
| | |
|-----------------------------|------|
| Chairman, Troy Wesson | Aye |
| Cynthia McCollum | ---- |
| Steven Ryder | Aye |
| Cameron Grounds | Aye |
| Stephen Brooks | Aye |
| Lewie Bates | Aye |
| Mike Potter | Aye |
| City Council Member Seifert | ---- |
| Tim Cowles | Aye |

Motion Carried

ADJOURNMENT

Mr. Wesson adjourned the meeting at 5:47 p.m.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Johnny Blizzard, Senior Planner and Recording Secretary

