

PLANNING AND ZONING MINUTES
December 13, 2010

Item 1a Meeting called to order.

The meeting was called to order at 6:30 p.m. by Commissioner Mark Mais. Commissioners present were Shawn Battagler, Kevin Lambeth, Mark Mais, Mike Nichols, and Dick Snelson.

Item 1b Approval of previous Commission meeting minutes October 25, 2010 & November 22, 2010.

Shawn Battagler made a motion to approve the October 25, 2010 minutes. Motion seconded by Mike Nichols. Roll call vote with Shawn Battagler aye, Kevin Lambeth aye, Mark Mais aye, Mike Nichols aye, and Dick Snelson aye. Motion carried. Mike Nichols made a motion to approve the November 22, 2010 minutes as amended. Kevin Lambeth seconded the motion. Motion was opened for discussion. There were several substance changes and the Commission felt it would be best to review those changes. Roll call vote with Shawn Battagler nay, Kevin Lambeth nay, Mark Mais nay, Mike Nichols nay, and Dick Snelson nay. Motion failed. Mark Mais will redraft the November 22nd minutes and present them at the next meeting.

Item 2 Public Input:

Paul Larino spoke about the need to change the City's ordinance regarding advertising signs. Paul indicated he would construct the biggest sign the City will allow on his development.

Old Business

Item 3a Review, discuss and make recommendation to new member of the City's Planning & Zoning Commission.

Darren Acklin introduced himself to the Commission. The Commission asked and Darren acknowledged that he was still willing to serve on the P&Z Commission. After a brief discussion, the Commission unanimously recommended that the BOA approve Darren to the Planning & Zoning Commission.

Item 3b Discuss status of possible esthetic regulations for commercial developments.

The members of the P&Z Commission did not have anything new to present. Rick Hess asked the Commission to look over the information provided to them at the November 22nd meeting so that it can be discussed at the next regularly scheduled P&Z meeting.

Item 3c Review, discuss, and make possible recommendations to the City's sign regulations.

Rick Hess informed the Commission that due to the impending development, this is to take a higher priority over the esthetic revisions. The Commission was at odds on how to approach the change to the sign regulations due to unfamiliarity over the subject matter. There were discussions over maximum height, total square footage of the sign, and actual placement of the sign on the development. There were also discussions on the total number of remaining parcels within the City that would be impacted by a change to the sign regulations. The Commission asked for input from Paul Larino regarding what he would like for the Wilson Creek Marketplace development. Commissioner Nichols will work with Paul and develop a tentative draft for the next meeting.

Item 3d Open

There was no open discussion.

New Business

Item 4a Discuss secretary appointment to the Planning & Zoning Commission.

As per Rick's email on the afternoon of November 30, 2010, the City will no longer provide City staff to take notes at the Planning & Zoning Meetings. The Commission discussed the potential impacts. Kevin and Mark expressed concern of having a sitting member of the Commission taking notes during the meeting. The distraction of note taking almost certainly removes that member from active discussions over the topic at hand. Both Kevin & Mark were on the Commission prior to having City staff available and remember meeting minutes lingering for several months before being presented to the Commission. Since no one volunteered for the duty, the Chairman (Mark) will be responsible for taking notes at this meeting.

Item 4b Update on existing and/or proposed developments within the City of Battlefield.

Rick Hess said there was a 30 day delay for the closing of an outlot within the Wilson Creek Marketplace.

