

STATE OF TEXAS §
 May 20, 2014
 COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on May 20, 2014.

MEMBERS PRESENT: CHAIRMAN DON HICKS
COMMISSION MEMBERS: GILBERT, BARTON, THORPE,
SCHEIBMEIR, DUTTON AND OLMSTEAD

MEMBERS ABSENT: MORGAN AND KRECK
CALL TO ORDER
Chairman Hicks called the meeting to order at 5:00 p.m.

CALL TO ORDER

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the April 22, 2014 Meeting. Motion by Commission Member Olmstead to approve the Minutes as written. Second by Commission Member Thorpe. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS
Chairman Hicks appointed the members of the Board of Adjustments: HICKS, GILBERT BARTON, DUTTON, AND SCHEIBMEIR.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEM 6)
Consent Agenda items are considered to be routine and non-controversial items. The Commission reviewed the Consent Agenda. Commission Member Thorpe moved to approve the Consent Agenda, as presented subject to the Staff Review Letters. Second by Commission Member Gilbert. All present voted AYE.

CONSENT AGENDA

THE COMMISSION FOUND THE REQUESTS CONFORM TO THE INTENT OF THE ORDINANCE.

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF RON HARMON PROPERTIES (OWNER), BRAD ANDRUS (PROSPECTIVE BUYER) AND HELVEY AND ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4300 BLOCK N. U.S. HIGHWAY 75, BEING 2.969 ACRES IN THE T.J. SHANNON, SR. SURVEY, ABSTRACT NO. 1137, AS FOLLOWS:
PLANNING & ZONING COMMISSION
PRELIMINARY AND FINAL PLAT APPROVAL OF HARMON ADDITION

PRELIMINARY & FINAL
PLAT – HARMON
ADDITION
4300 BLK. N. U.S.
HIGHWAY 75
(RON HARMON
PROPERTIES)

The property is located in the 4300 N. U.S. Highway 75 between Fallon and Graham Drive near the Sherman Town Center. The prospective buyer would like to plat the

property into two lots for commercial development.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

TEMPORARY USE PERMIT

THE REQUEST OF CHARLES E. ANDERSON (OWNER), BRAD TRAVIS (TENANT) AND JOHN LEBLANC (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1400 WEST TAYLOR STREET, BEING A 1.6890 ACRE TRACT IN THE J. B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

(RENEW) TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A HAUNTED HOUSE FROM SEPTEMBER 19TH THROUGH NOVEMBER 1ST, 2014, DECEMBER 29TH THROUGH DECEMBER 31ST, 2014, AND FEBRUARY 13TH AND 14TH, 2015 IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT, R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND C-1 (RETAIL BUSINESS) DISTRICT.

TUP – HAUNTED HOUSE
1400 W. TAYLOR
(CHARLES ANDERSON, OWNER; BRAD TRAVIS, TENANT; JOHN LEBLANC, REPRESENTATIVE)

John LeBlanc, 221 W. Texas, Sherman, TX

Mr. LeBlanc appeared to represent the request for Brad Travis and answer any questions. The property is located at 1400 West Taylor Street across from Fairview Park; it was formerly the Anderson Slaughterhouse. Temporary Use Permits to allow a haunted house were granted in 2007-2010, 2012 and 2013. The applicant would like to open a haunted slaughterhouse, September 19th thru November 1st, 2014. They would like to add additional dates for a Haunted New Year (December 29, 30, 31, 2014) and Scary Valentine's (February 13th and 14th, 2015). They will be utilizing the existing structure, a temporary electric pole with low voltage LED lighting; outside loud speakers will not be used. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Hicks asked Scott Shadden if there had been any complaints, traffic or noise problems on the haunted house.

Scott Shadden, Developmental Services Director explained “they left the signs up one year; we require them to be removed within ten days after the operation closes. We have had some complaints in the past about noise but I don’t recall any this past year.”

Mr. LeBlanc explained “those were in 2010, when we had the sign painted on the wall of the building, we no longer do that, we hang a banner on the wall of the building now and it is removable.”

Commission Member Olmstead asked if there had been any issues with parking in the past; parking in the street.

Mr. LeBlanc explained “there is no parking in the street on Taylor. We have parking inside and where the snow cone stand is, we have all that area out there, then on the other side of Mr. Anderson’s driveway we have another area there; for the employees, they go down the road by the apartments on that private road, we park employees back there.”

Commission Member Olmstead stated “so there shouldn’t be kids crossing the street there.”

Mr. LeBlanc responded “there shouldn’t be. We do have some people that elect to park across the street at “Splash” and walk through the park. We have parking attendants watching the cars too.”

Commission Member Thorpe asked “if this building sits vacant between haunted houses. When was the last time you actually did a structural analysis on the building?”

Mr. LeBlanc explained “the building is structurally sound. It’s the old slaughter house; it has concrete walls, floors and ceiling, eighteen to twenty-four inches thick. If there was a tornado, I would like to be in one of the coolers in that building, it is very structurally sound because most of it is the refrigerated area.”

“We have contacted all the owners on Westside Drive near the haunted house and asked them if they have any complaints and told them we will do whatever it takes to abate the noise.”

Commission Member Gilbert asked if the sign had restrictions as far as the time it could remain up. “My concern is if it will remain up October through February.”

Mr. LeBlanc stated “we would put the banner sign up two weeks to ten days in advance to opening. We probably won’t put the sign up during the Christmas or Valentine events; if we do put it up, it will be for the three days that we are open. We are not looking to put it up in September and leaving it up through February.”

Chairman Hicks explained the Staff Review Letter says “ten day after closing, so it will need to be removed after every closing.”

Mr. LeBlanc responded “there will be no problem with that.”

No other citizens appeared before the Planning and Zoning Commission to discuss the Temporary Use Permit.

ACTION TAKEN.

Motion by Commission Member Scheibmeir to approve the request to allow the operation of a Haunted House from

September 19th through November 1st, 2014, December 29th through December 31st, 2014, and February 13th and 14th, 2015 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District subject to the Staff Review Letter. Second by Commission Member Gilbert.

VOTING AYE: HICKS, GILBERT BARTON, DUTTON, AND SCHEIBMEIR.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ZONE CHANGE & CONCEPTUAL SITE PLAN

THE REQUEST OF RON HARMON PROPERTIES (OWNER), BRAD ANDRUS (PROSPECTIVE BUYER) AND HELVEY AND ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4300 BLOCK N. U.S. HIGHWAY 75, BEING 2.969 ACRES IN THE T.J. SHANNON, SR. SURVEY, ABSTRACT NO. 1137, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL FOR AN EXPRESS CAR WASH UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

ZONE CHANGE – R-1 TO C-1

4300 BLK. N. U.S. HIGHWAY 75 (RON HARMON PROPERTIES, OWNER; BRAD ANDRUS, PROSPECTIVE BUYER; AND HELVEY AND ASSOCIATES, SURVEYOR)

Brad Andrus, 8855 FM 1173, Krum, TX

Mr. Andrus appeared to represent the request and answer any questions. The property is located in the 4300 N. U.S. Highway 75 between Fallon and Graham Drive near the Sherman Town Center. The prospective buyer would like to change the zoning on the property to a C-1 (Retail Business) District and construct an express car wash on one of the lots; the site plan is conceptual and will require final site plan approval before development. He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Andrus asked the board to remove the request for the conceptual site plan based on the need for revisions; “we will come back next month for the actual site plan approval. Our only request is for the zone change on both tracts from an R-1 (One Family Residential) District to a C-1 (Retail Business) District. Mr. Harmon does not have a specific plan for the tract to the north of the proposed car wash, but after talking to Mr. Shadden we both felt a C-1 (Retail Business) District was the best fit for the property, being it is located on Highway 75.”

Jason Sofey, 116 W. Lamar, Sherman, TX

Mr. Sofey explained he had no problem with the zone change or car wash. He had a question for Clay Barnett, Director Public Works/Engineering, “in trying to develop

the property to the north, which borders Mr. Harmon's property, they will be requesting a drive approach coming off of the service road southern most point of that parcel and there still remains an existing drive approach on the smaller parcel on Mr. Harmon's property, just to the north we have an existing drive approach also, and just wanted to verify that that's not going to be a problem; those are not going to meet the length TXDOT requires right now for drive approaches on highways or the service road, there will be three there within a span of less than where there should only be one, but if they are there they are grandfathered in, we're good is the primary question.:

Clay Barnett responded "that is correct, there are gravel drives there and they have been traditional used to access the property."

Mr. Andrus explained "we recognize we need TXDOT approval on the drive approach, our proposal is to put one off of TXDOT on our most southern boundary and to have one on the northern property."

No other citizens appeared before the Planning and Zoning Commission to discuss the zone change.

ACTION TAKEN.

Motion by Commission Member Barton to approve the zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District subject to the Staff Review Letter. Second by Commission Member Thorpe.

VOTING AYE: HICKS, GILBERT, BARTON, THORPE, DUTTON, SCHEIBMEIR AND OLMSTEAD.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

SITE PLAN

THE REQUEST OF GLOBITECH INC. (OWNERS), TERRY KLUESNER (REPRESENTATIVE), CHRIS SCHMITT, TEAGUE, NALL & PERKINS (ENGINEERS) AND POPE ASSOCIATES, INC. (ARCHITECTS) CONCERNING THE PROPERTY LOCATED AT 200 F.M. 1417 WEST (HERITAGE PARKWAY), BEING LOT 1 IN THE NORTHGATE TECHNOLOGY PARK AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) FOR A CHILLER AND COOLING TOWER ADDITION, A HYDROGEN FACILITY ADDITION AND PAVING IMPROVEMENTS IN THE BLALOCK INDUSTRIAL PARK.

SITE PLAN –

**ADDITIONS & PAVING IMPROVEMENTS
200 W. FM 1417
(HERITAGE PARKWAY)
(GLOBITECH INC.,
OWNERS; TERRY
KLUESNER,
REPRESENTATIVE;
CHRIS SCHMITT,
TEAGUE, NALL &
PERKINS, ENGINEERS;
& POPE ASSOCIATES,
INC., ARCHITECTS)**

Terry Kluesner, 200 W. FM 1417, Sherman, TX

Mr. Kluesner appeared to represent the request and answer any questions. The property is located at 200 W. FM 1417 (Heritage Parkway), the southeast corner of FM 1417 (Heritage Parkway) and Howe Drive in the Blalock Industrial Park; GlobiTech is the tenant.

Mr. Kluesner explained the project includes building additions and site paving improvements at the Globitech facility. The purpose of the building addition is to house an additional chiller and cooling tower, the additional chiller is required to support HVAC and process cooling for additional EPI reactor capacity. Additional site improvements are also planned in the dock/chemical storage area including paving improvements to better accommodate site ingress/egress, a new pad site for a Hydrogen facility addition, and a new sewer metering manhole as required by city permit. All of this is part of an \$18 million major expansion that will add 20 jobs. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Hicks asked why they need a new manhole cover.

Jeff Watson, 200 W. FM 1417, Sherman, TX

Mr. Watson explained “the sewer manhole cover is required by the City Wastewater Treatment Department. When we renewed our permit a year or two ago, it was put in as a new requirement.”

No other citizens appeared before the Planning and Zoning Commission to discuss the site plan.

ACTION TAKEN.

Motion by Commission Member Olmstead to approve the site plan approval for a chiller and cooling tower addition, a hydrogen facility addition and paving improvements in the Blalock Industrial Park subject to the Staff Review Letter. Second by Commission Member Barton.

VOTING AYE: HICKS, GILBERT, BARTON, THORPE, DUTTON, SCHEIBMEIR AND OLMSTEAD.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

VARIANCE, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF BRADLEY & TAWNI HODGE (OWNERS), NATHAN GRAY, NBS DRAFTING (DRAFTSMAN) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 123 S. RICKETTS, BEING THE SOUTH 100 FOOT LOTS 10 & 11, BLOCK 2, G.Y. GRAY’S 2ND ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE – REAR SETBACK SUP & SITE PLAN – TRANSITIONAL LIVING HOME 123 S. RICKETTS (BRADLEY & TAWNI HODGE, OWNERS;

VARIANCE TO ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 0' REAR SETBACK FOR AN EXISTING NONCONFORMING STRUCTURE IN LIEU OF 25' REQUIRED FOR A TRANSITIONAL LIVING HOME IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL FOR AN ADDITION TO THE EXISTING STRUCTURE UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW THE HOUSE OF ELI, A TRANSITIONAL LIVING HOME IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**NATHAN GRAY, NBS
DRAFTING,
DRAFTSMAN; &
SARTIN &
ASSOCIATES, INC.,
SURVEYOR)**

Commission Member Thorpe abstained from this request because of conflict of interest.

Tawni Hodge, 1221 N. Hopson, Sherman, TX

Mrs. Hodge appeared to represent the request and answer any questions. The property is located at 123 S. Ricketts Street; the northeast corner of Ricketts and Lamar Streets. The owner would like to remodel the existing home for The House of Eli, Inc., a transitional living home. House of Eli exists to provide a yearlong intensive training in all aspects of healthy living; which includes graduation from high school, specific job skills training, and constant exposure to religious teachings. The 18-20 year old boys would be candidates to fill one of the nine slots in the house if they demonstrated the capacity to learn, a spiritual hunger, and desperation about their future. This would be accomplished in a highly structured "home-like" environment with a well qualified and experienced staff. At the end of the year, the boys would be given help transitioning to a more independent living situation.

Remodeling the house entails; adding a 15' x 16.2' addition to the side of the house and adding two parking spaces for a total of five; the house will have four bedrooms. She had seen the Staff Review Letter and would abide by the Recommendations.

Mrs. Hodge explained "the house was built up to the property line; the neighbor behind me informed me it is part of the original structure, it is not something that was added on in the last fifty years, everything inside matches, so it is not an addition."

Ruth Henderson, 120 S. Ricketts, Sherman, TX

Mrs. Henderson explained she lives across the street and "the house that I am in has been in my family since 1934, the house is original, there is nothing that has been built on. She wanted to know what is going to be added on exactly, if there is going to be any fencing and if the establishment would be well supervised."

Mrs. Hodge explained "there will be a very nice fence, we plan to do a small addition on the north side of the house, which will enable us to put the parking back in the front of

the house. We want to keep this very home like; we don't want it to look like a facility, not for your sake or for the kids that will live there. The parking will be around behind the addition and there will be two parking spaces in the front. Along the south side, we will be fencing a patio area. We will have someone living there and there will be rotating house parent live-ins; so there will be someone there around the clock supervision.”

Ted Williams, 814 W. Houston, Sherman, TX

Mr. Williams wanted to know “what type of rehabilitation the people are going to need, because it could endanger our life or bring our property down. We can't all afford to put up a barb wire fence, eight foot tall to keep the people out. I don't know Eli, so if Eli is going to be there, he needs to speak now.”

No other citizens appeared before the Planning and Zoning Commission to discuss the variance.

BOARD OF ADJUSTMENTS

VARIANCE TO ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 0' REAR SETBACK FOR AN EXISTING NONCONFORMING STRUCTURE IN LIEU OF 25' REQUIRED FOR A TRANSITIONAL LIVING HOME IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Scheibmeir to approve the variance to allow a 0' rear setback for an existing nonconforming structure in lieu of 25' required for a transitional living home in an R-1 (One Family Residential) District. Second by Commission Member Barton.

VOTING AYE: HICKS, GILBERT, BARTON, DUTTON AND SCHEIBMEIR.

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL FOR AN ADDITION TO THE EXISTING STRUCTURE UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW THE HOUSE OF ELI, A TRANSITIONAL LIVING HOME IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Tawni Hodge, 1221 N. Hopson, Sherman, TX

Mrs. Hodge explained she is a volunteer chaplain at the Juvenile Detention Center Boot Camp. “Bill Bristow approached me about starting a transitional living home because many of the kids that are leaving juvenile detention or are aging out foster care are just basically leaving systems without skills. I have been a foster parent for the past ten years; the youngest child I have taken is sixteen year old boys. We have had four foster kids, I have one from the boot camp right now that lives with me; he's

eighteen. What we have seen is, the eighteen year olds, they are very serious about making life changes because they don't want to go to adult prison, but they need life skills, they need jobs and a home."

"I feel very qualified and as confident as I could feel; we know what type of supervision it is going to take. We plan to employ the boys in our own jobs, they will not be out in the community; they will be working for us. They will not be driving, it is a one year long program, they will come in by application, we will only take in kids that are ready to achieve academically, they will have to have recommendations from a case manager, chaplain, teacher or probation officer. We will be taking kids locally or anywhere from North Texas. We are looking for nine kids a year that want to change their stars. We have staff members and a board up and running that worked out at the detention center, we are not just going to take kids that get in trouble with the law. We looking for 17-21 year old boys that will apply for one of nine positions and it will be year long. At the end of the year, if they want to stay connected to the House of Eli, we will be helping them transition into more independent housing.

Commission Member Thorpe asked if it was a one strike program.

Mrs. Hodge responded "on some issues, definitely it will be a one strike program. If they are bringing a weapon into the house, definitely, that's a no-go. Do we anticipate that some of these kids at some time do not want to be a part of the program, absolutely; I can't tell you that the first time they act up that they are going to be gone. The goal is to keep them there, but not to keep them there if they are not willing to be a part of the program. I have been doing this for ten years; I have raised seven boys. I'm not there to pat them on the head and tell them there, there, we are going to work with you until you get with the program, they are going to get with the program or they will be gone. We have to know where they are 24/7. This is voluntary, if they don't want to be here; we are not going to build a barbed wire fence to hold anybody in."

"We will help the property values, I believe, because there will be more money put into this house than if an individual bought this house."

Chairman Hicks asked about the adults, will they be living there, how are they qualified?

Mrs. Hodge explained "the business plan right now is they will have three rotating house parents that will be there. The kids will go to school in the morning from 8 a.m. till 1 p.m., then they will be on our jobs crews from 1 p.m. to 6 p.m., so the kids won't even be there most of the day. There will be two house parents on duty every day, they

will come on at 1 p.m. and stay till 9 p.m., plus we are going to have two college interns that will live there and will be there overnight. We will have coverage all the time, we will have cameras; we want everything to be above board.”

Commission Member Olmstead asked if there was a time limit on a Specific Use Permit or could a time limit be placed on it where it has to be renewed.

Scott Shadden, Developmental Services Director explained “a Specific Use Permit runs with the land unless you cease the use, then after 60 days it goes away, if you stop that use, you couldn’t start it back. You could put a condition on there at a certain point you could have a review to see if you are happy with it.”

Commission Member Olmstead stated “I’m sure Tawni the concern is as any neighbor would have is, they are afraid of the boys going crazy, so I think it is a wonderful thing that you are doing, but if I was your neighbor, I would be concerned.”

Mrs. Hodge stated “I understand that’s why we picked the cemetery; we thought we would have fewer neighbors.”

Mr. Williams asked Mrs. Hodge “why she didn’t take her mother’s house across the street from yours for this.”

Mrs. Hodge explained “it wasn’t big enough.”

Mr. Williams explained “you see a lot of this on television. I know there are a lot of them that do well; but it doesn’t take but one to be dead, to knock you down or run over you.”

Chairman Hicks explained “these boys are volunteering to be there, they are requesting to be there, they are free to go into society anywhere they want. They are not being kept under lock and key, this is not a jail.”

Mr. Williams understood that, “but what have these boys done to be in boot camp.”

Mrs. Hodge responded “a whole variety of things, but mostly to be honest, minor drug charges, that’s the majority.”

Mr. Williams stated “if they are minor drug charges when they went in, are they going to stay that way or will they become major drug charges.”

Mrs. Hodge explained “if somebody can intervene and help them and show them how to do something different, I think they can stay minor.”

Chairman Hicks asked if any of the boys have violent

backgrounds or “would you take them if they had violent backgrounds.”

Mrs. Hodge responded “no. Most of the kids we work with at the boot camp are there because the sins of their parents. The have minor robbery or drug charges or they wouldn’t be in boot camp. This is where judges send kids they see have some redeeming quality, if we can catch this kid and give him some discipline it might turn the kid around, but the problem is, we ship the kids right back where they come from and Bill Bristow can’t equip them with all the skills they need when they get out; that’s what we are hoping to do, if I didn’t think it could be done, I wouldn’t be doing it.”

No other citizens appeared before the Planning and Zoning Commission to discuss the Specific Use Permit and site plan.

A letter was received from:

Ted Williams, 814 W. Houston, Sherman, TX

Mr. Williams wrote “We are against this zoning change. We are elderly and it will decrease our property value.”

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL FOR AN ADDITION TO THE EXISTING STRUCTURE UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW THE HOUSE OF ELI, A TRANSITIONAL LIVING HOME IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the Specific Use Permit and site plan approval for an addition to the existing structure to allow The House of Eli, a Transitional Living Home in an R-1 (One Family Residential) District subject to the Staff Review Letter and a one year review from the time the Certificate of Occupancy Permit has been issued. Second by Commission Member Scheibmeir.

VOTING AYE: HICKS, GILBERT, BARTON, DUTTON, SCHEIBMEIR AND OLMSTEAD.

ABSTAIN: THORPE

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:52 p.m.

ADJOURNMENT

PLANNING & ZONING COMMISSION MINUTES – MAY 20, 2014

CHAIRMAN

SECRETARY