

SPECIAL MEETING

Chairman Nelson called the meeting to order at 6:20 p.m.

Present at roll call were Commissioner Duggan, Commissioner Stefanko, Commissioner Sims, Alderman Goodman, Attorney Martin, and Mayor Burt. Absent was Commissioner Hanner.

APPROVAL OF AGENDA

Commissioner Stefanko made a motion, seconded by Commissioner Sims, to approve the agenda. Motion passed unanimously.

SPECIAL MEETING

The purpose of this meeting is to discuss and approve moving forward with the re-zoning process for 4577 and 4583 Highway Z as presented by the Greenwood Group Preliminary Site Plan.

OPEN FORUM

Present for Open Forum discussion was Evelyn Sims, Atty. for Greenwood Group, and Pete Schepis, Jr., owner of Greenwood Group.

Ms. Sims referenced the number of meetings between P&Z, BOA, and the concerned adjoining property residents to the Greenwood Group rezoning application since December of 2019. It is the understanding with Greenwood Group that all can come to an agreement on the proposed site plan. Adjustments have been made to the plan that addressed the concerns of the residents, such as building location, buffer strip and retention of existing vegetation.

Chairman Nelson asked a general question for the difference of rezoning the property and a conditional use permit: the answer is using the property for a purpose other than what it is zoned for and may be limited to only certain circumstances. Rezoning is for the exclusive description of the Zoning Ordinance. Also noted is the definition of 'Easement' and 'buffer zone', as the plan cites a buffer zone, not an easement that cannot be developed per the site plan. Also questioned was keeping the Zoning R-1A for the 'back section' and if it will remain R-1A? The answer is yes. Chairman Nelson asked the Conor Ct. residents that were present if they were OK with the Conceptual Site Plan, and the question if the trees and buffer strip are enough, and perhaps a future fence if the buffer zone was not enough for privacy. The Conceptual Site Plan is clear explaining that the change for the existing R-1A area of 0.75 Ac. will permanently change to rezone to R-1C. The residents that were present expressed opinions that they were good with the plan. Chairman Nelson asked Commissioner Sims to recuse from voting as being a resident of Conor Ct. may be a conflict of interest.

Pete Schepis, Jr. addressed the Commission regarding the proposed use of the property and future development of the C-3 rezoning of the 2.03 Ac. and explained the reason behind the rezoning, the different work vehicles used in the operation, the parking plan and building use.

Chairman Nelson moved to accept the Conceptual Plan as presented. Commissioner Stefanko made a motion to approve the plan, seconded by Commissioner Duggan.

Roll call vote:

Chairman Nelson; aye

Commissioner Stefanko: aye

Commissioner Duggan: aye

Commissioner Sims: abstained

Motion to approve the Conceptual Plan for Rezoning 4577 and 4583 Hwy Z and recommendation for approval will move forward to the Board of Aldermen.

With no further comment, this concludes the Special Meeting.

ADJOURNMENT

A motion to adjourn was made by Commissioner Sims and seconded by Commissioner Duggan. Motion passed unanimously. Meeting adjourned at 7:07 p.m.