

PLANNING COMMISSION MINUTES
Monday, March 20, 2017

MEMBERS PRESENT: Ben Westerburg
Judy Poole
JoAnn Thomas
Brian Bendily

MEMBER ABSENT: Vernon Guy

OTHERS PRESENT: Bruce Fleming, Zoning Director
Brenda Fletcher, Zoning Assistant
Linda Reinninger
Patrick Jiles
Anita Stansbury

The Monday March 20, 2017, Planning Commission Meeting was called to order by Ben Westerburg. The Commission approved the minutes of the December 19, 2016, Planning Commission meeting.

The APPLICATION for review was:

APPLICATION NO: PASE-17-1500001
APPLICANT: Patrick Jiles & Linda Renninger
ADDRESS: 208 Hood St.
LEGAL DESCRIPTION: Parcel (208)# 39014:
Lot 9 SQ 1 HOODS RESUB OF SQ D OF ZEIGENS SUB OF RANSOM EST-
208 HOOD ST.
REQUEST: Planning Approval / Special Exception for a 16 x 40 cabin in an R-1 (One-family residential district). The Board of Adjustments will hear this case on March 27, 2017.

Linda Reinninger told the Commission that this land was inherited property and they wanted to put the cabin on the property. Ben Westerburg wanted to know more about the cabin to which Linda Reinninger told the Commission that she had plans to show it was a prefab cabin with attached wooden porch. Bruce Fleming told the Commission that in this area the Commission has allowed mobile homes. Judy Poole asked if the applicant planned on living in the cabin. Linda Reinninger told the Commission that they did plan on living in the cabin. Brian Bendily asked Bruce Fleming if they could zone this area for mobile homes or would it be a case by case basis. Bruce Fleming told the Commission that for instance they could take the Montgomery area neighborhood such as calling it an overlay zoning that allows 16 by whatever if it is a Class B that meets all the standards. Brian Bendily told the Commission that he would like for them to start thinking about making an area for maybe mobile homes without having to come before the Commission. Judy Poole told the Commission that she would rather know each case because sometimes you can get to much rental property and that brings the neighborhood down. Bruce Fleming told the Commission that the justice department would step in and say that maybe discriminating against them. Brian Bendily told the Commission that maybe we could say that area is already going that direction so then maybe it would not have to come before the Board every time.

At this time, Brian Bendily made the motion to send the Planning Approval/Special Exception with a **Favorable** recommendation to be sent to the Board of Adjustments. Judy Poole seconded. All in favor, motion approved.

As there was no further business to be discussed, the meeting was adjourned.