

May 27, 2008

Call to Order

Consideration of Minutes: None

Old Business: Chair asked that David Lausten be refunded \$2.50 for postage due and requested that packets be left on the doorstep when commissioners are not home.

1. Christian Way Funeral Home Alley Closure Request

No one was present to speak for the request.

Ms. George said the City Attorney stated that if the Commission wanted to postpone the hearing until an applicant was present to speak for it, then the ordinance should be changed. Otherwise, the project should be heard.

Chairman Taylor stated the ordinance should be amended to require applicant attendance for a public hearing and Commission action.

Ms. George stated the public hearing should be held, but the Commission could table a vote until the next meeting.

A motion was made and seconded to postpone a decision on this request and request a change in City Ordinance to postpone future requests when an applicant or representative is not present to be continued to the next Planning Commission and/or Board of Zoning Adjustment meeting.

An amendment to motion was made to:

1. follow existing policy for tonight's hearing and continue the item to the next Commission hearing;
2. that a change to the Ordinance be drafted to require that if a representative is not present at the scheduled hearing, the request be continued to the next hearing date; and if the applicant or their representative do not attend the continuance hearing date (actually the second scheduled hearing of the request), that the request be denied, unless extenuating circumstances prevail.

A motion was made and seconded to continue the request to the next hearing date for lack of representation.

Commission unanimously approved the motion.

2. Jefferson County Street Closure Request to close Alabama between 2nd and 3rd Avenue

No one was present to speak for the request.

Motion was made and seconded to continue the request to the next hearing date for lack of representation.

Commission unanimously approved the motion.

Staff Report: Grider Field Road zoning study

Jerre George stated that while land use alternated between industrial, commercial and residential, a more uniform commercial/industrial zoning pattern would be best. The existing, developed residential lots should be allowed to remain residential to allow rebuilding. Vacant properties should be rezoned as commercial or industrial. Ms.

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George said notice was required only via the newspaper since an entire area was being considered for rezoning instead of a single parcel.

A motion was made and seconded to set a public hearing for the rezoning of the Grider Field-Ladd Road corridor in the June Planning Commission hearing.

Commission unanimously approved the motion.

Committee Report: Historic District Committee had no report.

Planning Director's Report: No Planning Director Report. Jerre George states that all public agencies should communicate early with the planning and zoning staff when they first begin to consider a proposed project.

Meeting Adjourned