

MINUTES
PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT
BETHEL HEIGHTS CITY HALL
JANUARY 25, 2016 @ 7:00 p.m.

The Bethel Heights Planning Commission met in a regular scheduled meeting in the Bethel Heights City Hall. Chairman Sam Black called the meeting to order at 7:00 p.m.

ROLL CALL: The following members answered the roll call: Jimmy Scott, Brian Wilson, Miles Chism, Ken Buchheit, Susie Wright, Sherry Tuck, Butch Davidson, Scotty Person, and Sam Black were present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVE AGENDA: Member Davidson motioned to approve the agenda. Member Wright seconded the motion. Motion passed without dissent.

APPROVE MINUTES: November 16, 2015. Member Scott motioned to approve the minutes from November 16, 2015. Member Tuck seconded the motion. Motion passed without dissent.

PUBLIC FORUM: Mr. Dave Porter with Cook Portable Buildings stated that he would like to speak again about placing his business at the corner of Apple Blossom and Hwy 71B. Chairman Black stated that one of the issues in the past was sewer. Mr. Porter stated that the company is willing to bring sewer to the property and connecting onto the system and that the cost involved would be around \$10,000. Chairman Black informed Mr. Porter that the city has an ordinance regarding developing property which includes connecting onto the city's sewer system but also street improvements. Mr. Porter discussed that the drive would be paved up to the office but he wasn't planning on having to asphalt the whole area. Chairman Black asked if the firework stand would be at the location still. Mr. Porter stated yes and that he would just have to move the portable buildings around during that time. Chairman Black asked that a proposed drawing be given. Mr. Porter stated that not much would change from the last time it was discussed. Driveway accesses was discussed as if Apple Blossom and/or Hwy 71B would be used. Chairman Black stated that street improvements would have to be done. Mr. Porter asked what the street improvements entailed. Chairman Black stated that it included curb, gutters, and sidewalks. Chairman Black suggested that Mr. Porter speak with Mr. Sayre regarding the cost of the sewer connection. Mr. Porter asked if a waiver could be granted. Chairman Black stated that he didn't see that a waiver would be granted based on previous experience but that a bond of assurance could be an option. Mayor Black stated that he should plan on the sewer system running him around \$15,000. Chairman Black informed Mr. Porter that the city would work with him, but in the end that the Planning Commission is looking out for the city.

Call to Order

Roll Call

Pledge

Agenda

Motion to Approve
Motion Passed

Minutes

Motion to Approve
Motion Passed

Public Forum

Dave Porter w/Cook
Portable Buildings

CURRENT BUSINESS:

1. **Reappoint Chairman, Co-Chairman, and Secretary:** Member Davidson motioned to reappoint Chairman Black, Co-Chairman Buchheit, and Secretary Tuck. Member Scott seconded the motion. Chairman Black called the roll for the reappointment of Chairman Black and the following votes were recorded: Scott-yes, Wilson-yes, Chism-yes, Buchheit-yes, Wright-yes, Tuck-yes, Davidson-yes, Person-yes, and Black-abstained. Motion passed. Chairman Black accepted the reappointment. Chairman Black called the roll for the reappointment of Co-Chairman Buchheit and the following votes were recorded: Person-yes, Davidson-yes, Tuck-yes, Wright-yes, Buchheit-abstained, Chism-yes, Wilson-yes, Scott-yes, and Black-yes. Motion passed. Co-Chairman Buchheit accepted the reappointment. Chairman Black called the roll for the reappointment of Secretary Tuck and the following votes were recorded: Scott-yes, Wilson-yes, Chism-yes, Buchheit-yes, Wright-yes, Tuck-abstained, Davidson-yes, Person-yes, and Black-yes. Motion passed. Secretary Tuck accepted the reappointment.

OLD BUSINESS:

1. **Member Wright acceptance of position:** Chairman Black notified Member Wright that she was reappointed at the November meeting and asked if she accepted the reappointment. Member Wright accepted the reappointment.

NEW BUSINESS:

1. **By-Laws:** Chairman Black stated that the last time the By-Laws were changed was about two years ago. Member Chism asked if members had term limits. Chairman Black stated no. Members decided no changes were needed at this time.
2. **Ordinance No. 343: Amending No. 77 Subdivision:** Chairman Black stated that this ordinance is requiring the signature from planning on the approval of plats from lot splits. Chairman Black stated that the ordinance would need to be sent to the council on the recommendation for passage from the planning commission. Member Buchheit motioned to forward the ordinance on to the city council with the recommendation for passage. Member Wright seconded the motion. Motion passed without dissent.
3. **Unightly Properties:** Member Wright stated that two properties have become unsightly located at Apple Blossom Ave. and North Oak Street and Old Wire Road and Apple Blossom Ave. Mayor Black stated that she would bring those properties to the attention of the code enforcer.

Current Business

Reappoint Members
Black, Buchheit, &
Tuck
Motion to Reappoint
Motion Passed

Chairman Black
accepted.

Co-Chairman Buchheit
accepted.

Secretary Tuck
accepted.

Old Business

Member Wright
acceptance of
position

Wright accepted.

New Business

By-Laws

Ordinance No. 343
Amending No. 77
Subdivision

Unightly Properties

ADJOURN MEETING: Member Wright moved to adjourn as the Planning Commission and reconvene as the Board of Zoning Adjustment. Member Buchheit seconded the motion. Motion passed without dissent.

Adjourn
Motion to Adjourn
Motion Passed

BOARD OF ZONING ADJUSTMENT

The Bethel Heights Board of Zoning Adjustment met in a regular scheduled meeting in the Bethel Heights City Hall. Chairman Sam Black called the meeting to order at 7:34 p.m.

Call to Order

ROLL CALL: The following members answered the roll call: Jimmy Scott, Brian Wilson, Miles Chism, Ken Buchheit, Susie Wright, Sherry Tuck, Butch Davidson, Scotty Person, and Sam Black were present.

Roll Call

APPROVE AGENDA: Member Buchheit motioned to approve the agenda. Member Chism seconded the motion. Motion passed without dissent.

Agenda
Motion to Approve
Motion Passed

APPROVE MINUTES: November 16, 2015. Member Tuck motioned to approve the minutes from November 16, 2015. Member Person seconded the motion. Motion passed without dissent.

Minutes
Motion to Approve
Motion Passed

PUBLIC FORUM:

Public Forum

CURRENT BUSINESS:

Current Business

OLD BUSINESS:

1. **Spring Meadows Subdivision:** Chairman Black stated that a tech review meeting would be held for the Spring Meadows Subdivision and that a preliminary plat would be presented to planning at February's meeting.

Old Business
Spring Meadows Subdivision

NEW BUSINESS:

1. **By-Laws:** Members decided no charges to be made at this time.

New Business
By-Laws

ADOURN MEETING: Member Wright moved to adjourn the Board of Zoning Adjustment. Member Buchheit seconded the motion. Motion passed without dissent. Meeting adjourned at 7:36 p.m.

Adjourn
Motion to Adjourn
Motion Passed

APPROVED: Sam Black
Chairman

ATTEST: Sherry Tuck
Secretary