

MINUTES
PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT
BETHEL HEIGHTS CITY HALL
FEBRUARY 22, 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.

Call to Order

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

Roll Call

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

Pledge

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

Agenda

Motion to Approve
Motion Passed

APPROVE MINUTES: January 25, 2016. Member Wright motioned to approve the minutes from January 25, 2016. Member Tuck seconded the motion. Motion passed without dissent.

Minutes

Motion to Approve
Motion Passed

PUBLIC FORUM:

Public Forum

CURRENT BUSINESS:

Current Business

OLD BUSINESS:

Old Business

NEW BUSINESS:

New Business

1. **Rezoning A – B-2: 1720 Graham Road:** Mr. Travis Scott stated that Living Savior Church is requesting the rezoning of the property at 1720 Graham Road that has a small house on the property and that the property would be for a full-time residence. Mr. Scott stated that the property is being sold and that the bank is requiring the property to be zoned residential before the property can be sold. Members discussed that this zoning is for .15 acres to match the zoning of the current lot and that the .15 was moved to the B-2 during a lot split. Member Buchheit moved to approve the rezoning of the .15 to B-2. Member Tuck seconded the motion. Chairman Black called the roll and the following votes were recorded: Scott-yes, Wilson-yes, Chism-yes, Buchheit-yes, Wright-yes, Tuck-yes, Person-yes, and Black-yes. Motion passed without dissent.

Rezoning A-B-2
1720 Graham Road

Moved to Approve

Motion Passed

2. **Rezoning B-2 – R-1: 1720 Graham Road:** Mr. Travis Scott stated that Living Savior Church is requesting that the property at 1720 Graham Road be rezoned to R-1. Chairman Black stated that the rezoning would be on the condition that the waiver for down zoning is signed.

Rezoning B-2-R-1
1720 Graham Road

Mr. Scott stated that signing the waiver wouldn't be a problem. Member Wright moved to approve the rezoning of the .92 acres to R-1. Member Person seconded the motion. Chairman Black called the roll and the following votes were recorded: Scott-yes, Wilson-yes, Chism-yes, Buchheit-yes, Wright-yes, Tuck-yes, Person-yes, and Black-yes. Motion passed without dissent.

Moved to Approve

Motion Passed

3. **Conditional Use: 4095 N. Oak Street:** Mr. Dave Gallo with Colonial Baptist Church stated that the church is requesting a conditional use for the property located at 4095 N. Oak St. Mr. Gallo stated that the church would like to use the house for Sunday school and the garage would be used as the church. Chairman Black asked what upgrades would be done. Mr. Greg Schinderff stated that updates to the property will have to be done with sitting added in the garage and walls and ceilings changed in the house. Chairman Black asked how large the home was. Mr. Schinderff stated that it is roughly 1800 square feet. Chairman Black asked how many people would be there. Mr. Gallo stated about 30 people with an anticipation for growth. Chairman Black asked about parking. Mr. Schinderff stated that it hasn't been thought of yet. Mr. Gallo stated that at this time it would be gravel with the existing driveway. Chairman Black stated that before the conditional use could be granted specifics would be needed regarding the parking issues, driveway improvements, and the street improvements. Member Wright asked if anyone had spoken to them about the cost involved with making the necessary improvements. Mr. Schinderff stated no. Chairman Black asked for public input. Mr. Eric Anderson from 3333 Kings Drive asked what kind of church it was. Mr. Gallo stated that it is a Baptist church. Mr. Anderson asked if sidewalks would be required because there is a waterway under the gravel drive. Chairman Black stated that the issue should be tabled until more concrete idea as to what will be done to the property. Mr. Gallo stated that he understood. Member Wilson moved to table the conditional use. Member Scott seconded the motion. Chairman Black called the roll and the following votes were recorded: Person-yes, Tuck-yes, Wright-yes, Buchheit-abstained, Chism-yes, Wilson-yes, Scott-yes, and Black-yes. Motion passed.

Conditional Use
4095 N. Oak St.

Motion to Table

Motion Passed

4. **Variance Request: Spring Meadows Block Length:** Chairman Black stated that the variances being requested for Spring Meadows had been requested and granted but due to time restraints the variances have been voided and the project is starting over. Mr. Bo Wilkins representing Spring Meadows stated that he is requesting a variance request for an additional 100 feet on the block length in the Spring Meadows Subdivision. Chairman Black stated that the variance would allow for an 1100 block length. Member Buchheit moved to approve the variance request and allowing for the block length to be at 1100. Member Chism seconded the motion. Chairman Black called the roll and the following votes were recorded: Person-yes, Tuck-yes, Wright-

Variance Request
Spring Meadows Block
Length

Motion to Approve

no; due to this not being a hardship, Buchheit-yes, Chism-yes, Wilson-yes, Scott-yes, and Black-yes. Motion passed.

5. **Variance Request: Spring Meadows Building Line Width:** Mr. Bo Wilkins representing Spring Meadows stated that he is requesting a variance request for building line width on four lots abutting the knuckles where the building frontage is less than required per the ordinance. Member Scott asked what size homes were being planned for the subdivision. Mr. Wilkins stated that he believed that the homes are going to be around 1800 square feet. Mr. Wilkins stated that the four lots that are being requested to have a variance are already the largest within the subdivision. Member Buchheit asked how many lots are in the subdivision. Mr. Wilkins stated that there are 55 lots with one detention pond. Member Buchheit moved to approve the variance request to allow for the minimum allowable width of building line to be reduced from 80' to 70' for lots 14, 15, 20, & 21. Member Tuck seconded the motion. Chairman Black called the roll and the following votes were recorded: Person-yes, Tuck-yes, Wright-no; due to this not being a hardship, Buchheit-yes, Chism-no, Wilson-no, Scott-yes, and Black-yes. Motion passed.

6. **Future Land Use Map:** Chairman Black asked if anyone had any comments on the changes that had been made. Chairman Black stated that the future land use map will go to public hearing next month. Member Wright stated that the new map is showing B-1 but that it had been discussed to change it to B-2 at N. Oak St. across from Chantel Subdivision. Member Chism stated that he had thought that the discussion was to change it to B-2.

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

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 7:58 p.m.

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

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

Motion Passed
Variance Request
Spring Meadows
Building Line Width

Motion to Approve

Motion Passed
Future Land Use Map

Adjourn
Motion to Adjourn
Motion Passed

Call to Order

Roll Call

Agenda
Motion to Approve
Motion Passed

APPROVE MINUTES: January 25, 2016. Member Wright motioned to approve the minutes from January 25, 2016. Member Person seconded the motion. Motion passed without dissent.

PUBLIC FORUM:

CURRENT BUSINESS:

OLD BUSINESS:

1. Driveway Approaches: Chairman Black asked if anyone had any thought regarding last month's handout. Members discussed making changes to the ordinances. Member Scott asked how it would affect agricultural zones. Chairman Black stated it wouldn't affect the agricultural zoning. Member Scott asked if someone was making changes to their existing home, would they have to make these changes. Chairman Black stated no. Member Person asked if it would allow for a person to add more parking to the side of their garage door. Member Chism stated that it should state that is should be a minimum of the garage width.

NEW BUSINESS:

ADJOURN MEETING: Member Wright moved to adjourn the Board of Zoning Adjustment. Member Chism seconded the motion. Motion passed without dissent. Meeting adjourned at 8:11 p.m.

APPROVED: Sam Black

Chairman

ATTEST: Sherry Tuck

Secretary

Minutes

Motion to Approve
Motion Passed

Public Forum

Current Business

Old Business

Spring Meadows
Subdivision

New Business

Adjourn

Motion to Adjourn
Motion Passed