

MINUTES  
PLANNING COMMISSION  
BETHEL HEIGHTS CITY HALL  
August 19, 2019 @ 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, Ken Buchheit, Jim Swanson, Scotty Person, and Sam Black were present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

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

APPROVE MINUTES: July 15, 2019. Member Person motioned to approve the minutes of July 15, 2019. Member Swanson seconded the motion. Motion passed without dissent.

PUBLIC FORUM:

CURRENT BUSINESS:

OLD BUSINESS:

1. **Sign Ordinance:** Member Buchheit mentioned that he would like to review the sign ordinance at the next meeting.

NEW BUSINESS:

1. **Conditional Use Request: Deffenbaugh/Waste Management:** Chairman Black stated that the conditional use request is for a transfer station to be allowed at 848 East Highway 264. Chairman Black stated that the request doesn't have any information as to what the hours of operation would be. Tamara Giudice (1035 Hatcher Road) stated that she is concerned about this request being granted due to the last transfer station being at the location not following the conditions of hours of operation and the saw dust. Mrs. Giudice stated that she now is concerned about the added trash of poop and the smell it would bring. Kevin Clark (landowner) stated that he and his family are adamantly opposed of the conditional use being granted. Mr. Clark stated that the sludge was a constant problem. Mr. Clark stated that he had issues from the last transfer station and doesn't believe that the city of Bethel Heights needs this business. Julian Jackson (1030 E. Hwy 264) stated that promises were made with the last transfer station

**Call to Order**

**Roll Call**

**Pledge**

**Agenda**

Motion to Approve  
Motion Passed

**Minutes**

Motion to Approve  
Motion Passed

**Public Forum**

**Current Business**

**Old Business**

Sign Ordinance

**New Business**

Conditional Use Request:  
Deffenbaugh/Waste  
Management

and those promises weren't followed through. Mr. Jackson stated that there were constant issues with noise, sawdust, hours of operations, and garbage not being taken off of the property, and the facility wasn't being cleaned per the conditions that were placed on the last transfer station. Mr. Jackson stated that his driveway was always covered in sawdust. Keith Austin (1080 E. Hwy 264) stated that he also was concerned about the trash that would be brought in and the hours of operations. Mr. Austin stated that he doesn't believe this business is needed in the area. Member Buchheit questioned if the sludge that Mr. Clark mentioned was from the gravel parking lot. Mr. Clark stated no, it was gray sludge from the trash that was being washed from the dumpsters and draining across through the drainage ditch. Mr. Jackson stated that there was a detention pond but there isn't one there any longer. Chairman Black stated that the conditional use application states that they would make use of the transfer station however their permit with the state expired July 31<sup>st</sup> and would only be renewed if the city were to grant a conditional use. Mrs. Giudice stated that she is concerned that no one is present to answer any questions regarding the concerns. Member Buchheit motioned to deny the conditional use request. Member Scott seconded the motion. Chairman Black called the roll and the following votes were recorded: Person-yes, Swanson-yes, Buchheit-yes, Scott-yes, and Black-yes. Motion passed without dissent.

Motion to Deny

Motion Passed

ADJOURN MEETING: Member Swanson moved to adjourn. Member Buchheit seconded the motion. Motion passed. Meeting adjourned at 7:20.

**Adjourn**

Motion to Adjourn

Motion Passed

APPROVED:   
Chairman

ATTEST:   
Secretary