

**MINUTES OF
THE SPECIAL MEETING OF THE ROSE HILL PLANNING
COMMISSION
TUESDAY, SEPTEMBER 20, 2016**

Call To Order

The Special Meeting of the Rose Hill Planning Commission was called to order at 7:00 p.m. by Chairman McRae and held in City Hall Council Chambers. Members present: Commission Members Thomas and Runnalls. Staff present: Cindy Stone – Zoning and Subdivision Administrator. Also present were applicants Eugene Bates and Jessica Harrison.

Approval of Agenda

With copies of the 9/20/16 agenda previously distributed and before each member.

Motion by Commission Member Thomas to approve the 9/20/16 agenda as presented.
Second by Commission Member Runnalls with motion passing 3 -0.

Approval of Minutes

With copies of the 7/12/16 minutes previously distributed and before each member.

Motion by Commission Member Runnalls to approve the 7/12/16 minutes as presented.
Second by Commission Member Thomas with motion passing 3 -0.

Committee and Staff Reports – None

Communications – None

Planning Commission has closed and Board of Zoning Appeals is open

Public Hearing Case No. BZA-CU-16-02 Eric Bates

The chairman opened the Board of Zoning Appeals at 7:05 p.m., and welcomed everyone interested and laid out a few ground rules.

No one disqualified themselves due to any conflict of interest. The Chairman declared a quorum of 3 present for the hearing.

A notice for this hearing was published in the Rose Hill Reporter on August 25, 2016, and notices were mailed to the applicant and the property owners of record in the area of notification on that same date. It was declared that proper notification had been given.

Zoning Administrator, Cindy Stone gave a brief background report on the case. The applicant is requesting the establishment of a 30' X 36' detached garage to be used for parking and storage by the tenants.

Hearing no further comments, the chairman closed the public hearing.

Having considered the evidence at the hearing and determined that the findings of fact in the Conditional Use Report support the conclusions as set out in Section 10-108C of the Zoning Regulations which are necessary for granting of a conditional use, I Commission Member Runnalls move that the chairperson be authorized to sign a Resolution granting the conditional use for Case No. BZA-CU-16-02 as requested. Second by Commission Member Thomas, with motion passing 3-0.

A Resolution will be prepared and made available to the Applicant. If anyone is aggrieved by this decision, a further appeal can be made to the District Court to determine its reasonableness within 30 days after the Resolution is signed and filed with the Zoning Administrator.

Public Hearing Case No. BZA-CU-16-03 Brian Hodes & Jessica Harrison

The chairman opened the Public Hearing for Case BZA-CU-16-03.

No one disqualified themselves due to any conflict of interest. The Chairman declared a quorum of 3 present for the hearing.

A notice for this hearing was published in the Rose Hill Reporter on August 25, 2016, and notices were mailed to the applicant and the property owners of record in the area of notification on that same date. It was declared that proper notification had been given.

Zoning Administrator, Cindy Stone gave a brief background report on the case. The applicant is requesting the establishment of a mixed Animal Veterinary Clinic.

After hearing the applicant's request and hearing from many from the audience in support of the project, it was determined to table the request at this time to further investigate and clarify city code that may be in conflict with this project. The Commission also asked for a site plan to see the actual layout and specifics of the proposed plan. The information on city code will be submitted to the city attorney for review.

Motion by Commission Member Runnalls to have the application submit a site plan to include landscaping and parking at the next regular meeting. Second by Commission Member Thomas with motion passing 3-0.

Board of Zoning Appeals has closed and Planning Commission has now reconvened.

Plats – None

Site Plan – None

Unfinished Business – None

New Business - None

Adjournment

Motion by Commission Member Cowgill to adjourn the meeting at 8:25 p.m. Second by Commission Member McRae with motion passing 3-0.

Respectfully Submitted

Cindy Stone, Zoning Administrator