

**MINUTES OF
THE REGULAR MEETING OF THE ROSE HILL PLANNING
COMMISSION**

TUESDAY, AUGUST 12, 2014- 7:00 P.M.

ITEM 1: CALL TO ORDER

The Regular Meeting of the Rose Hill Planning Commission was called to order at 7:00 p.m. by Vice Chairman Sandra McRae and held in City Hall Council Chambers. Members present: David Taylor, David Stimpson, Greg Thomas and Cherie Cowgill. Members Greg Rodman and Alex Lane were absent with prior notice. Administration and Staff present: Austin Gilley, City Administrator; Cindy Stone, Zoning and Subdivision Administrator; Kelly Mendoza, Secretary and Richard Brown, Building Official.

ITEM 2: APPROVAL OF AGENDA

With copies of the 08/12/14 agenda previously distributed and before each member.

MOTION by David Stimpson: To approve the 08/12/14 agenda as presented. **SECOND** by David Taylor with **MOTION PASSING 5-0.**

ITEM 3: APPROVAL OF MINUTES

With copies of the July 10, 2014 Special Planning Commission meeting minutes previously distributed and before each member.

MOTION by David Stimpson: To approve the July 10, 2014 Special Planning Commission meeting minutes. **SECOND BY** Cherie Cowgill with **MOTION PASSING 5-0.**

**ITEM #4: PRELIMINARY & FINAL PLAT FOR 216 W. ROSEWOOD
CASE # S/D 14-01**

Zoning Administrator, Cindy Stone gave a brief report on the case. The Subdivision Committee met on August 4, 2014, to review the preliminary plat for the XPS Addition, and it has been reviewed by P.E.C. There was a change on the original plat going from two lots to three lots.

Having reviewed the preliminary plat for the XPS Addition filed as S/D 14-01, I, Greg Thomas move that we approve the plat with correction to the labeling of lot 3. Motion seconded by David Taylor and passed by a vote of 5-0.

The Subdivision Committee is recommending that the Planning Commission approve the Final Plat with the following conditions and to recommend acceptance by the City Council on August 18, 2014.

Conditions for Approval of Final Plat

1. Lots need to reflect lot number and block letters or numbers
2. Identify primary benchmark (1316.06')
3. City Attorney's Certificate should be added to the Final Plat
4. 15 foot utility easement will be reflected as 20 foot utility easement
5. A title report by an abstract or a title insurance company, or an attorney's opinion of title, showing the owner of the land and all other persons who have an interest therein and describing any encumbrances on the plat, including such items as rights of way, easements, pipelines, leases, mineral rights, mortgages, real estate taxes, special assessments and other encumbrances affecting the ownership.

Having reviewed the final plat for the XPS Addition filed as S/D 14-02, I Cherie Cowgill move that we approve the plat subject to the 5 listed conditions as heretofore agreed upon and recommend that the dedications shown thereon be accepted by the Governing Body. Motion seconded by Greg Thomas and passed by a vote of 5-0.

ITEM #5: SITE PLAN FOR 216 W. ROSEWOOD

Zoning Administrator, Cindy Stone gave a brief report on the Site Plan Review Advisory Committee findings. The Committee reviewed the site plan criteria and recommends the following conditions be attached to the Site Plan prior to approval.

1. Physical address will be known as 1407 N. Rose Hill Road
2. Privacy fence six feet tall will need to be constructed along the north line of lot 1
3. Need a landscape plan that will show layout of landscape – shrubs should not exceed 4 feet in height on Rosewood and Rose Hill Road. In the business district zoning, the two sides forming the lot line intersection shall be a minimum distance of 20 feet (nothing within the vision triangle between the heights of 33 inches and eight feet above the street level)
4. Screening on roof top to screen mechanical equipment
5. Removal of sign on Rose Hill Road and Rosewood (Rose Hill Bible Church)
6. Completion of conditions required by the Planning Commission for approval with the understanding that no occupancy certificate will be approved for the project until all required items have been completed.

Having reviewed the Site Plan for XPS Addition filed as Case S/P 14-01, I, David Taylor move that we approve the Site Plan subject to the six listed conditions and issue the approval certificate upon completion of the conditions required by the Planning commission. Second by David Stimpson and passed by a vote of 5-0.

ITEM #6: ADJOURNMENT

MOTION BY David Taylor: To adjourn the meeting at 7:29 p.m. SECOND by Greg Thomas with MOTION PASSING 5-0.

Respectfully submitted,

Kelly Mendoza, Secretary

Greg Rodman, Chairman