

MINUTES MEETING OF THE PLANNING COMMISSION

Tuesday, February 28, 2017
3:30 P.M.

Town Council Chambers
157 NW Columbia Ave, Chapin

Members Present: Chairman George Duke, Member Kenneth King, Member Jim Palassis, and Member Kevin Sheppard

Members Absent: Member Doug Barnett

Staff Present: Zoning Administrator Chris Clauson and Town Clerk Julie Hammond

Guests: Dale Gooding and Buzz Polek

Call to Order: 3:30 p.m.

Approval of Minutes: Planning Commission (PC) Members reviewed the minutes. Member King moved to approve the minutes from the January 24, 2017 meeting as presented. Member Palassis seconded the motion. All were in favor, motion carried.

Old Business

Review of the Comprehensive Plan: The five-year plan review is on schedule with the exception of Chapters 3 – Economic Development, 8 – Land Use, and 9 – Transportation. These chapters will be completed after the S-48 Road Improvement Project Plan is finalized.

Administrator Clauson presented updates to Chapter 10 – Priority Investment.

The updates included:

1. 2017 Budget Update;
2. Lexington Ave Sidewalk Extension Project;
3. Removal of the reference to the construction of the New Town Hall; and
4. Addition of a Project Listing (in no-specific order).

Planning Commission's concerns included:

1. Have the projects created in 2006 been abandoned? No, the 2006 Charrette provided information on amenities citizens would like to see including cost estimates. However, the Park Master Plan was presented in 2016.
2. Condemning the old Town Theatre. Administrator Clauson was unsure at this time and didn't know if condemning it would be beneficial.

Chairman Duke moved to approve updates to Chapter 10 – Priority Investment. Member Palassis seconded the motion. Updates to Chapter 10 were approved by a majority vote:

Chairman Duke: Yes
Member Palassis: Yes

Member King: No
Member Sheppard: Yes

Member King's objection was to the project listing. He stated that the projects, in his opinion, are not able to be accomplished or are foolish to proceed. Administrator Clauson pointed out that the list is essentially a wish list and would be undertaken if there was funding and/or grant money that becomes available.

New Business

Review Updates to Article 5 of the Zoning Ordinance: Administrator Clauson presented updates to Article 5 of the Zoning Ordinance, creating the new Zoning District RS-3 and providing for assembly parking standards in the General Commercial District.

He explained that the creation of RS-3 was because of the Revelstone Subdivision (all 46 final plats) not being in compliance with its assigned Residential Zoning District RG (General Residential). This was discovered by the proposed sale of a home in the subdivision. In the past, one variance was granted for the discovery of non-compliance, but a variance is not acceptable for the entire neighborhood. A variance for the entire neighborhood is not allowed because it does not meet the four-part test requirement for a variance. The only way the subdivision would come into compliance would be to create a new zoning district.

Planning Commission's concerns included:

1. County should have stopped the subdivision. The Town did the review but the plats were submitted improperly and the developer provided false information.
2. Do the requirements violate the Revelstone Covenants? Mr. Polek, the Revelstone Homeowner's Association (HOA) President, was unsure.
3. Some thought the 20' setback requirement was excessive. Administrator Clauson would review setbacks.
4. Revelstone Subdivision would be corrected by the creation of RS-3, but it raises the question if there are any other existing subdivisions not in compliance.

Administrator Clauson indicated there would be no fee associated with the re-zoning process to homeowners except for the recording of the final plat through Lexington County.

Member King moved to recommend to Council approval of updates to Article 5 of the Zoning District to include creation of a new Zoning District RS-3 and amending parking standards. Member Sheppard seconded the motion. All were in favor, motion carried.

In light of the number of guests present from the Revelstone neighborhood Chairman Duke asked if anyone would like to address the Commission.

Mr. Gooding, Keller-Williams Relator and past Revelstone HOA President, wanted to make sure that this situation would not manifest itself again. The Planning Commission felt confident in the professionalism of Administrator Clauson and felt the situation would not re-occur. It was explained that this change would not happen overnight because Council would still need to hold two readings on the update to the Zoning Ordinance. Mr. Gooding asked for a statement to provide to his buyer's attorney that the zoning would happen. Administrator Clauson would prepare a letter depicting the process and provide a timeline.

Mr. Polek pointed out that on January 22, 2015 the Board of Appeals stated they would grant relief from the setback requirement on each individual home in Revelstone upon sale. He thanked the Commission and felt this approach was the correct approach.

Adjournment: Chairman Duke moved to adjourn the Planning Commission Meeting. Member King seconded the motion. All were in favor, motion carried. Meeting adjourned at 4:20 p.m.

PC APPROVED: _____ March 28, 2017