

## CHAPIN PLANNING COMMISSION RESCHEDULED MEETING MINUTES

**Tuesday, August 28, 2018  
3:30 P.M.**

**Town Council Chambers  
157 NW Columbia Ave, Chapin**

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**Members Present:** Chairman Kevin Sheppard, Vice Chairman Jim Palassis, Member Doug Barnett, Member Joe Dever (via telephone), and Member Kenneth King

**Members Absent:** None

**Staff Present:** Director of Planning & Zoning Nathan Powell and Town Clerk Julie Hammond

**Guests:** Patrick Chambers and Gerald Steele

**Call to Order:** 3:30 p.m.

**Approval of Minutes:** Planning Commission Members reviewed the minutes of July 24, 2018. PC Member Barnett moved to approve the minutes as presented. PC Member King seconded the motion. All were in favor, motion carried.

### **Old Business**

None

### **New Business**

**Ordinance – Re-Zone of Property Located at 945 Chapin Rd:** Owners, Glenda W. Lindler and Judith W. Dominick requested re-zoning of their property at 945 Chapin Rd from Single Family Residential (RS-1) to General Commercial (GC) “Exhibit A.” An un-named business is planning to purchase the property, demolish the current structure, and build a 7,500 sq ft retail space. The Chapin Zoning Map identifies all surrounding property as GC and the Future Land Use Map identifies the parcel as GC.

Vice Chairman Palassis moved to recommend to Council approval of re-zoning 945 Chapin Rd from RS-1 to GC. PC Member Barnett seconded the motion. All were in favor, motion carried.

**Ordinance – Re-Zone of Property Located at 404 Lexington Ave:** Owner, Michael O. W. Edens requested re-zoning of his property at 404 Lexington Ave from RS-1 to Office Commercial (OC) “Exhibit B.” Aquarius Spa in Chapin is purchasing both 404 Lexington Ave and 406 Lexington Ave to build a new spa and relocate. 406 Lexington Ave is currently zoned OC and properties adjoining 404 Lexington Ave are zoned RS-1. The Future Land Use Map identifies the area as mixed use.

PC Member King moved to recommend to Council approval of re-zoning 404 Lexington Ave from RS-1 to OC. Vice Chairman Palassis seconded the motion. All were in favor, motion carried.

**Ordinance – Amend Article 3 Establishment of Districts and Zoning Map & Article 5 District Regulations of the Zoning Ordinance:** In an effort to have the Chapin Zoning Ordinance and the Chapin Comprehensive Plan align, Director Powell recommended the following Changes:

1. Remove Multi-Family Residential from the Interstate Commercial (IC) and General Commercial (GC) Zoning Districts; and
2. Amend permitted residential uses as Single-Family and Two-Family Dwellings for the Town Center (TC) and Office Commercial (OC) Zoning Districts.

The Planning Commission discussed a one-year sunset/temporary change while amendments to the Zoning Ordinance were being made to become compatible with the Comprehensive Plan. The sunset/temporary change within the ordinance was discussed but not best practice because an ordinance is only changed by ordinance.

PC Member King moved to recommend to Council approval of the Ordinance to amend Sections 301, 511, 513, 515, and 517 pertaining to residential uses in the OC, TC, IC, GC, and Light Manufacturing (LM) Districts “Exhibit C” with an additional paragraph indicating that these provisions are necessary while revisions to the Zoning Ordinance and Comprehensive Plan are made so they are brought into alignment. Vice Chairman Palassis seconded the motion. All were in favor, motion carried.

**Adjournment:** PC Member Barnett moved to adjourn the Planning Commission Meeting. Vice Chairman Palassis seconded the motion. All were in favor, motion carried. Meeting adjourned at 4:00 p.m.

PC APPROVED: \_\_\_\_\_ September 25, 2018 \_\_\_\_\_