

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m. January 9, 2013

Commissioners: Jeff Pearce Staff: Shanna Edwards (Secretary)
 Steve Weiss Bill Morris (Administrator)
 Tyler Malmrose
 Ed Saunders
 David Eckersley
 Roger Shuman
 Dave Stephenson

Visitors: Ruth Pearce, Barry Sackett

1. CALL TO ORDER:

Chairman Weiss called the meeting to order and welcomed the visitors.

2. CONSENT AGENDA: Approval of Minutes of meeting held December 12, 2012.

MOTION: Commissioner Saunders motioned and Commissioner Pearce seconded to approve minutes of the planning commission meeting held December 12, 2012, as presented. Voting was unanimous.

3. ELECT NEW PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN

MOTION: Commissioner Pearce motioned and Commissioner Malmrose seconded with unanimous approval to open nominations for chairman.

NOMINATION: Commissioner Pearce nominated Commissioner Steve Weiss to continue serving another year as planning commission chairman. The nomination was seconded by Commissioner Saunders.

Commissioner Weiss said he could accept the nomination as long as someone else will attend the project management meetings on the second Thursday of each month because he has a meeting at his work at that same time. Commissioner Pearce agreed to represent the planning commission at project management meetings. Commissioners voted unanimously in favor of the nomination for Commissioner Weiss to continue as Chairman.

MOTION: Commissioner Stephenson motioned and Commissioner Pearce seconded with unanimous approval to close nominations for chairman.

MOTION: Commissioner Saunders motioned and Commissioner Pearce seconded with unanimous approval to open nominations for vice chairman.

NOMINATION: Commissioner Saunders nominated Commissioner Pearce to serve as vice chairman of the planning commission. The nomination was seconded by Commissioner Eckersley and all commissioners voted unanimously in favor of Commissioner Pearce as vice chairman.

MOTION: Commissioner Saunders motioned and Commissioner Eckersley seconded with unanimous approval to close nominations for vice chairman.

4. PUBLIC HEARING / REVIEW/ CONSIDER APPROVAL of a conditional use permit for display and sale of automobiles at 746 North Harrisville Road - Barry C. Sackett / Jimmy Owens

MOTION TO OPEN PUBLIC HEARING: Commissioner Pearce motioned and Commissioner Malmrose seconded with unanimous approval to open the public hearing.

Public Comments: Commissioner Shuman read a letter received from the Sanders, neighboring property owners at 155 E. Larsen Lane. Their concern is with automobiles associated with the original auto repair conditional use being stored outside of the screened area. They request a twelve-foot fence to block the yard from view of their property.

Owners comments: Barry Sackett explained that the cars are kept behind the seven-foot screened fence except occasionally when the ones being worked on are brought behind the building. The slats in the fence are in good shape. Mr. Sackett said he stores a few of his own cars that are not wrecked outside the fence. He reported that he is conscientious to keep the weeds down around the property. Bill Morris mentioned the city wants the business of selling automobiles brought into compliance with a conditional use permit so the business can continue, and he stated a twelve-foot fence is not allowed by ordinance.

MOTION TO CLOSE PUBLIC HEARING: Commissioner Saunders motioned and Commissioner Eckersley seconded with unanimous approval to close the public hearing.

DISCUSSION: Commissioner Shuman read the motion of approval for the original conditional use of auto repair from minutes of the planning commission meeting September 14, 2005. Mr. Sackett stated that the cars he owns and stores on the site include three trucks and a couple of older automobiles kept on the east end of the lot. Bill Morris mentioned that one of the conditions of the conditional use approval for auto sales being considered should include that the seller has a state dealers license in order to obtain a business license with Harrisville. He also said commissioners may want to consider limiting the number of automobiles displayed for sale. Commissioners decided not to set a specific number on automobiles for sale, but rather refer to reasonable space the site can accommodate. Bill Morris stated that if it becomes a problem, commissioners can bring it back for consideration. Mr. Sackett mentioned that he owns the little house to the south of this property as well.

MOTION: Commissioner Saunders motioned to approve a conditional use permit for display and sale of automobiles at 746 North Harrisville Road contingent upon the seller having a state dealers license, and meeting all stipulations of the 2005 conditional use permit for automobile repair, and the cars displayed for sale should be a reasonable number that the site can accommodate. The motion was seconded by Commissioner Shuman and voting was unanimous. Mr. Sackett left the meeting.

5. PUBLIC COMMENTS

Bill reported on progress with the definition section of the Land Use Ordinance.

6. CITY COUNCIL REPORT: Jeff Pearce reported the city council considered a request for changing the developers agreement to allow the units in The Georgian to become rental apartments, including possible rephrasing of the project. They passed a proposal for racoon and skunk disposal, and approved Ordinance #459, commercial condominiums. Ed Saunders was reappointed to another five-year term on the planning commission and Tyler Malmrose was appointed to a four-year term as full commissioner to fill the vacancy left by Bob Howard. An alternate was not appointed. Bill Morris reported on work he is doing to bring economic development to the city.

7. ADJOURN: At 7:32 p.m., Commissioner Stephenson motioned and Commissioner Eckersley seconded with unanimous approval to adjourn. The next regular planning commission meeting is scheduled for February 13, 2013, at 7:00 p.m. at the city hall.

Shanna Edwards
Secretary

Steve Weiss
Chairman