

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., September 9, 2020
Conducting: Chair Chad Holbrook

Commissioners: Chad Holbrook, Chair Staff: Jennie Knight (City Recorder)
Brenda Nelson
Bill Smith
Nathan Averill
Kevin Shakespeare

Visitors: Lex Patterson, Pat Burns, Johny Berzett.

1. Call to Order.

Chair Chad Holbrook called the meeting to order.

2. Consent Approval – of Planning Commission minutes from August 12, 2020.

MOTION: Commissioner Smith motioned to approve the minutes of Planning Commission from August 12, 2020. Commissioner Averill seconded the motion. Voting was unanimous.

3. Discussion/Action – to grant Preliminary approval of Warren Hollow Subdivision located at 217 E. Larsen Lane.

The Engineer's Memo was reviewed. Pat Burns said the turnaround will be road base on the Jennings property. The sewer easement is recorded at the county. Chair Holbrook asked about when they will begin work. Pat Burns said he would like to break ground this year. Commissioner Averill asked about Parcel "A" where the detention basin is, will this be able to fill properly from all the drainage. Pat Burns explained this will be the secondary water system pond as well. The system will retain water when not being used for secondary water use. There will not be standing drainage in the pond and they will use fish to address mosquito populations. Commissioner Averill asked if this area will be fenced with no public access. Pat Burns confirmed this will be the case.

MOTION: Commissioner Averill motioned to grant Preliminary approval of Warren Hollow Subdivision located at 217 E. Larsen Lane subject to the engineer's memo dated September 3, 2020. Commissioner Smith seconded the motion. Voting was unanimous.

4. Discussion/Action/Recommend – Conditional Use Permit for Johny Berzett located at 262 W. Virginia Ave.

Johny Berzett explained the basics of gunsmithing. He said federal registration requires background checks for transfer of ownerships to another person's name. His business will be installing aftermarket parts or coatings on guns for private owners. He does not want to have a retail shop, but if someone he knows would like him to help sell or transfer ownership, he would like to be able to as well. Commissioner Averill asked if the guns would be legally transferred. Mr. Berzett said yes, but that would not be part of his advertising. Mostly business from people

who purchase parts to put on their firearms. He confirmed he will not have a gun inventory at his home, only one firearm at a time, mostly for people he knows. Chair Holbrook asked about customer access and security. Commissioner Smith asked about exhaust fans. Mr. Berzett explained the home is already setup, the previous owner had a room for dentistry work, with exhaust fans already installed with a hood; there is also a rear entrance to the home. Chair Holbrook asked about hours of operation. Mr. Berzett said after his full-time work hours, from about 4pm-7pm at the latest 8pm. Chair Holbrook asked about onsite parking. Mr. Berzett said they have a car port where only one customer will park at a time. Chair Holbrook asked if there was a risk for explosion. Mr. Berzett said he uses an electric smoker and there is no more risk than smoking meat. The liquid coating is overlaid by a compressor and spray gun similar to auto paint and baked in an oven.

Commissioner Shakespeare asked if he has received his federal licensing. Mr. Berzett said he applied about a week ago and they still have to conduct the background check. Commissioner Shakespeare said he would be on hold to conduct transfers until this is approved. Mr. Berzett said it takes around 60 days with an ATF agent conducting an interview and inspection of the home. Commissioner Averill asked if he is licensed to do the coating. Mr. Berzett confirmed yes, that is why he applied for this business. Commissioners reviewed the requirement in the Municipal Code for Home Occupations. Mr. Berzett said he would move this out of his home if the business grows. He is registered for the business name and tax ID. Jennie Knight explained the appeal period before he can apply for the business license.

MOTION: Commissioner Averill motioned to grant the Conditional Use Permit subject to HCMC §11.10.020(9) for Beehive Fire Arms Co. (Johny Berzett). Commissioner Smith seconded the motion. Voting was unanimous.

5. Discussion/Action/Recommend– Harrisville Ordinance 510; Mixed-Use/Infill Commercial Amendments.

Jennie Knight reviewed the changes from the last draft which included parcels within the Mixed-Use/Infill Overlay Map are eligible for consideration, and outlines the commercial use to be the primary factor of the commercial element. Chair Holbrook asked if there were any concerns with the new changes. Commissioner Shakespeare commented this is fairly straight forward. All Commissioners said they are comfortable with these changes.

MOTION: Commissioner Shakespeare motioned to recommend approval of Harrisville Ordinance 510; Mixed-Use/Infill Commercial Amendments. Commissioner Averill seconded the motion. Voting was unanimous.

6. Discussion/Action/Recommend – Harrisville Ordinance 511; Recreation and Commercial Vehicle Amended.

Jennie Knight reviewed the changes that are included in this draft. Chair Holbrook said these reviews have taken extensive looks as to how this will affect residents. Commissioner Averill pointed out RV's have their place, and Walmart will have their place without penalized residents. Commissioner Smith agreed with this not limiting residents. Commissioner Averill said people can now use them with permitted uses without turning them into Airbnb. Chair Holbrook pointed out the generous time frame allowed if someone is constructing a home and also staying on the

street with permission. Commissioner Smith said the permit must be visible so it can be seen. Commissioner Shakespeare said this draft is much better than the original.

MOTION: Commissioner Smith motioned to recommend approval of Harrisville Ordinance 511; Recreation and Commercial Vehicle Amended. Commissioner Shakespeare seconded the motion. Voting was unanimous.

7. Commission/Staff Follow-Up.

Chair Holbrook informed the Commissioners of the passing of Ronda Kippen's brother.

8. Adjourn.

Being no further business, Chair Holbrook declared the meeting adjourned at 7:37pm.

Jennie Knight
City Recorder

Chad Holbrook
Chair