

M I N U T E S
P L A N N I N G & Z O N I N G C O M M I S S I O N
S P E C I A L M E E T I N G

ITEM 1: CALL TO ORDER / ROLL CALL

The April 5, 2010, Special Meeting of the Newcastle Planning & Zoning Commission was called to order at 6:35 p.m.

Those present were:

Chairman	Gordon Harness	Present
Commissioner	Michael Littlejohn	Present
Commissioner	Dennis Sanders	Absent – arrived at 7:00 p.m.
Commissioner	Karl Evans	Present
Commissioner	Tracy Shirley	Absent

ITEM 2: CONSIDER APPROVAL OF AGENDA

Mike Littlejohn made the motion to approve the Agenda. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Absent
Evans	Yes
Shirley	Absent

Motion carried

ITEM 3: CITIZENS COMMENTS

None

**ITEM 4: DISCUSSION AND POSSIBLE ACTION ON HIGHWAY 37
OVERLAY DISTRICT**

The Ordinance regarding the Highway 37 Overlay District, Segments A & B had previously been addressed by the Planning Commission, but presentation to the City Council had been postponed so provisions for mailboxes, screening of utilities regarding trash enclosures and garbage bins could be incorporated into the Ordinance. A current draft was presented to the Commissioners for review.

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Citizen Jim Gurley had questions on noticing. Notice for Districts was published in the newspaper to coincide with Ordinance 608, approved November, 2007, that outlined the specific areas for Overlay Districts.

Property owner notices have been sent out for the specific overlay areas that have been reviewed for Ordinances. (Highway 62, Segment A, and Highway 37, Segments A & B)

Carl Gibson, property owner of commercial property on Highway 37 was also in attendance with questions and comments regarding the Overlay District.

Planning Commission discussed the following additions to the previously drafted Ordinance:

Section II. SCREENING OF UTILITIES

D. All trash enclosures and garbage bins shall:

City Planner, Ian Crittenden, suggested adding the diagram regarding trash enclosure and garbage to the Standard Details of the Subdivision Regulations, and referencing back to them. (see attached details in draft of Ordinance).

Dennis Sanders arrived for meeting at 7:00 p.m.

Gordon Harness would like to add subparagraph 8. to Section II D. regarding location of trash containers and reinforcement of street. Diagram would be referenced in the Standard Detail in Subdivision Regulations.

Addition of Section VII. MAILBOXES.

Roman numerals need to be corrected.

After further discussion, Dennis Sanders made the motion to recommend approval of the Highway 37 Overlay District, Segment A and B as presented in the draft copy (see attached) dated 4-5-10 subject to the following:

The strengthening provisions being provided for the trash enclosure access by City Engineer, Kenny Sullivan; and correction of roman numerals section numbers. (City Planner to correct draft copy to present to City Council).

Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes

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Shirley Absent

Motion carried

ITEM 5: DISCUSSION ON AMENDMENTS TO SIGN ORDINANCE

City Council would like review of temporary sign ordinance provisions which also includes banners, smaller, less permanent signs that are being used. City Council feels that not allowing this kind of signage and advertising could detrimental to businesses at this time.

Planning Commissioners need to review current Sign Ordinance and bring back comments to the next meeting. City Planner will begin editing existing code for review.

ITEM 6: NEW BUSINESS

City Planner commented that property North of the Middle Schools is being pursued for a potential Retirement/Sr. Living Facility. PUD will be presented at the April regular Planning Commission meeting.

Gordon Harness also commented on reviews on new commercial building permits.

ITEM 7: OLD BUSINESS

None

ITEM 8: ADJOURNMENT

Mike Littlejohn made the motion to adjourn the meeting at 8:10 p.m. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes
Shirley	Absent

Motion carried