

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 13th DAY OF FEBRUARY 2014 AT 9:00 A.M. AT THE
MADISON COUNTY COMPLEX BUILDING**

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 13th day of February, 2014 at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 Larry Miller
 William Amadio
 Will Sligh

Brad Sellers, Planning and Zoning Administrator

Absent: Rev. Henry Brown

There first came on for consideration the minutes of the January 9, 2014 meeting of the Commission. Upon motion by Commissioner Rouser, seconded by Commissioner Sligh, with all voting "aye," the motion to approve the January 9, 2014 minutes passed.

Let it be reflected that the Petition of David Mars (tabled from the December, 2013 commission hearing) as been withdrawn. Zoning Administrator Brad Sellers noted that the subject shed has been removed.

There next came on for consideration the Petition of Larry Dale Wilson to rezone A-1 Agricultural District to C-1 Commercial District located at the intersection of Hwy 463 and Stribling Road. Petitioner is requesting C-1 Commercial to build and operate a veterinarian clinic. The utilities will be provided by Bear Creek and a site plan has been furnished. Attorney William Smith appeared on behalf of the Petitioner. He explained that they have met with the Mannsdale-Livingston Heritage Preservation District Commission and have agreed on tentative plans. A letter from the MLHPD is attached as Exhibit "A." He explained that there had been a lot of growth in the area and there was a need for this clinic. He further explained they intended to work with the community to make sure everyone was happy with the plans. Upon motion by Commissioner Rouser to approve the Petition, seconded by Commissioner Miller, with all voting "aye", the motion to approve the Petition passed.

There next came on for consideration the Petition of Jill Behlar to rezone C-1 Commercial to C-2 Commercial District. Petitioner plans to remodel an existing building and operate a business identified as Playful Pet Resort to provide boarding for pets, with outside runs and facilities. Mrs. Behlar appeared on behalf of the Petition. She explained that this type facility is popular in other states. She presented a presentation of what she expects the facility to be like which is attached as Exhibit "B." She stated that it will be an upscale facility and they will have artificial grass, a

drainage system, an 8 foot fence, brick facade on the building and a paved parking lot. Commissioner Sligh inquired regarding the close proximity to a day care. Petitioner explained that they were going to have double fences to help in case an animal gets out. She further stated there would be a specialized underground sewage system to properly dispose of any animal waste from outside. Upon motion by Commissioner Sligh to approve the Petition, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the Petition passed.

There next came on for consideration the Petition of Clarence McCullough for a Special Exception to conduct surface mining. This property is located on Off Ross Road. Attorney John McDavid appeared on behalf of the Petitioner. He informed the Commission that Mr. McCullough was in the hospital otherwise he would have been present himself. He explained this site consisted of about 3 ½ acres of land. Commissioner Sligh inquired regarding how they planned to address the proximity to a school and traffic concerns. Mr. McDavid stated they would do what was suggested by the Commission. Commissioner Rouser inquired regarding what they planned to do with the area following the completion of the mining and Mr. McDavid explained that they would cover it with soil and grass. Upon motion by Commissioner Sligh to approve the Petition with the condition that 1) they get with the school and limit hauling loads during peak school traffic hours and 2) they have a one year limit on operations, seconded by Commissioner Miller, with all voting "aye," the motion to approve the Special Exception passed.

There next came on for consideration the Petition of C.A. Hall for a Special Exception to erect a billboard located at 192 American Way. Petitioner proposes to erect a billboard for highway advertising. An existing billboard was removed and the owner wishes to construct a new one in its place. Gary Long of Majestic Metals appeared on behalf of Petitioner. Upon motion by Commissioner Sligh, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the Special Exception passed.

There next came on for consideration the site plan of Lee Sahler for a gymnasium/health club located on Dees Drive. Greg Ainsworth, the architect in charge of the project, appeared on behalf of Petitioner. Commissioner Sligh inquired regarding the size and height of the sign. They agreed to keep it in keeping with other signs in the area at 8 feet. He further explained it would be brick and metal. Upon Motion by Commissioner Rouser to approve the site plan, seconded by Commissioner Sligh, with all voting "aye," the motion to approve the site plan passed.

There next came on for discussion the issue of attorney fees. Upon motion by Commissioner Rouser, seconded by Commissioner Miller, with all voting "aye," motion to approve attorney fees passed.

There next came on for discussion, the setting of the March, 2014 meeting. March 13, 2014 was suggested. Upon motion by Commissioner Miller, seconded by Commissioner Rouser, with all voting "aye," motion to set the March, 2014 meeting for March 13, 2014, passed.

With there being no further business, the February 13, 2014 meeting was adjourned.

4-10-2014
Date


(Chairman)

H13

