

**MINUTES OF THE MADISON COUNTY PLANNING AND
ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12th DAY OF JUNE, 2008 AT 9:00 A.M.
AT THE MADISON COUNTY CHANCERY BUILDING**

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 12th day of June, 2008, at 9 a.m. in the Madison County Chancery Building.

Present: Chairman Bennie Lockett
 Brad Sellers, Zoning Administrator
 William Amadio
 Rev. Henry Brown
 Lisa Walters
 Sidney Spiro

Absent: None

There first came on for consideration the Minutes of the May 15, 2008 meeting. Upon motion by Commissioner Walters, seconded by Commissioner Amadio, with all voting "aye", the motion to approve the Minutes passed.

There next came on for consideration the petition to approve the site plan of American Field Service Corporation, located at 110 American Way in Gluckstadt. Bill Warner appeared on behalf of the petitioner and stated that the owner proposes to construct an 11,000 square foot shed to house equipment/supplies at an existing business. The shed will be located behind the existing building. Mr. Warner explained that it will be an open building with metal roof and will serve as a temporary housing facility for equipment to preserve the quality of the equipment. Commissioner Walters inquired where they have been previously storing this equipment. Mr. Warner explained that it was stored in other locations when not in use, but that they try to keep the equipment in use as much as possible. Upon motion by Commissioner Walters to approve the site plan, seconded by Commissioner Spiro, with all voting "aye", the motion to approve the site plan passed.

There next came on for consideration the petition to approve the site plan of David Thind for a convenience store located on Yandell Road. Alton Clingan, architect, appeared on behalf of the petitioner. He presented a picture of the proposed convenient store which will consist of a fast food restaurant and convenience store. Zoning Administrator Sellers inquired regarding the lighting and hours of operation and whether they would market to trucking companies. Mr. Clingan stated that they would not have diesel and said there were other commercial businesses in the area so lighting shouldn't be a concern. He wasn't sure of the proposed hours of operation but said it would be consistent with the other commercial entities in the area. Commissioner Amadio inquired whether it would be possible to get something in writing to go to the neighborhoods in that area stating the intent, operational hours and addressing any lighting issues. Mr. Sellers explained that

everything would need to be consistent with the Dollar General located in that area as far as trash removal, hours of operation and lighting. Mr. Clingan explained that they have a deadline of July 15 to get tanks in the ground before a change in the regulations which will double their cost. He requested that the Commission go ahead and approve the site plan this month to meet the deadline and the petitioner would meet the requirements of the Commission. Upon motion by Commissioner Amadio to approve the site plan subject to the hours of operation, trash removal and lighting requirements being consistent with the Dollar General currently located in the area, seconded by Commissioner Walters, with all voting "aye", the motion to approve the site plan passed.

There next came on for consideration the petition to approve the site plan of Malouf Construction/St. Anthony Catholic Elementary School located at Old Mannsdale Road, a property which is occupied by St. Joseph Catholic School. Petitioner is proposing a single story structure designed to match the existing buildings for the elementary school. George Malouf and Father Flannery appeared on behalf of the petitioner. Commissioner Spiro stated that the City of Madison has previously approved this site plan. Commissioner Amadio recused himself due to a conflict. Commissioner Walters inquired regarding when the school would be open and what grades it would serve. Petitioner stated that it would be open in August of 2009 and be fore pre-school through sixth grade. Zoning Administrator Sellers stated that all issues regarding traffic would need to be cleared through the county engineer, to which petitioner agreed. Upon motion by Commissioner Walters to approve the site plan, seconded by Commissioner Spiro, with all voting "aye" (except for Commissioner Amadio), the motion to approve the site plan passed.

There next came on for consideration the approval of the attorney's fees. Upon Motion by Commissioner Spiro, seconded by Commissioner Amadio, with all voting "aye", the Motion to approve the attorney's fees passed.

There next came on for consideration the setting of the July meeting. Zoning Administrator Sellers stated that it would be July 10, 2008. Upon Motion by Commissioner Walters, seconded by Commissioner Brown, the Motion to set the July meeting for July 10, 2008 passed.

With there being no further business, the meeting adjourned at 9:30 a.m.

7/10/08
Date


(Chairman)