



Planning Commission Meeting
Tuesday, January 6, 2009
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

MINUTES

Work Session 6:40 P.M.

Present:

Commission Members: Cassie Gross, Aaron Wall, Eric Larsen, Hannah Thiel, Chris Strickland

Absent Members: Dennis Brown, Earl Halvas

Staff: Lori Yates, Jim McNulty, Sarah Carroll, Judson Rex

Others: Shawn Jones, Jennifer Jones, Lora Conder, Kaitlyn Lamb, Andrea B., Kim Betts, Trisha Romero, Olataga Sio, Candice Gibby, Alex Fuchs, Austin Gleed, Chuck Norris, Logan Banning, Kerry Snow, Sara Snow

Work Session-

The Commissioners had asked general questions about items on the agenda.

Regular Meeting Commencing after Work Session

1. **Pledge of Allegiance led by Eric Larsen**
2. **Roll Call.**
3. **Public Input**

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

4. **Public Hearing: Proposed Rezoning and General Plan Amendment for the Avondale Academy located at 1417 South Lakeview Terrace Road. The proposed Rezoning and General Plan Amendment is from RR, Rural Residential to NC, Neighborhood Commercial; Shawn and Jennifer Jones, owners and applicants.**

Judson Rex-introduced the proposal of the General Plan Amendment and Rezoning for the Avondale Academy property containing an existing educational center. The applicant would like to add a hair salon on the first floor, as a result the applicant is requesting a Neighborhood Commercial zone.

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

Shawn Jones applicant for the Avondale Academy, the proposal would include a salon and boutique in the lower level of the existing building. There would be a separate entrance for the salon and boutique.

Eric Larsen-asked if the safety of the building has been reviewed.

Judson Rex stated the Building Official and Fire Chief are aware of the proposal and at this time the inspections have not been done; they will take place once the improvements begin.

Chris Strickland asked the applicant what is the safety of the children that are attending the school.

Shawn Jones said the salon does not have access to the other entrances to the building.

Chris Strickland suggested placing speed bumps to slow the traffic flow.

Aaron Wall stated this parking lot is safer then other parking lots that accommodate additional businesses.

Cassie Gross-addressed there could be possible problems to the parking lot due to the amount of cars that are entering and existing for the preschool. She commented on the long line of cars that occurs before and after preschool session.

Shawn Jones stated that they are in compliance with what the City has recommended from the previous approval.

Cassie Gross said she feels that this building was precluded to what the neighborhood commercial code states, allowing this zoning is not what was envisioned. She expressed concerns with the building size and entrance of the building.

Commissioners and staff discussed the present Land Development Code section on Neighborhood Commercial.

Cassie Gross recalled the previous proposal and the concerns that were addressed in 2005.

Eric Larsen indicated he would like to keep the intent of what is zoned at this time.

Chris Strickland-stated that safety is a concern but can see the area being a benefit in the future.

Hannah Thiel expressed concerned with the non-conforming building. She suggested that we wait on having the area be zoned Neighborhood Commercial and let the Regional Commercial areas develop first.

Motion by Aaron Wall to recommend approval to the City Council for the Proposed General Plan Amendment for the Avondale Academy located at 1417 South Lakeview Terrace Road. The proposed General Plan Amendment is from RR, Rural Residential to NC, Neighborhood Commercial; Shawn and Jennifer Jones, owners and applicants.

Seconded by Chris Strickland

Aye:

Nay: Eric Larsen, Cassie Gross, Hannah Thiel

Abstain: none

Motion failed

Motion by Aaron Wall to recommend approval to the City Council for the Proposed Rezoning for the Avondale Academy located at 1417 South Lakeview Terrace Road. The proposed Rezoning from RR, Rural Residential to NC, Neighborhood Commercial; Shawn and Jennifer Jones, owners and applicants.

Seconded by Chris Strickland

Aye:

Nay: Eric Larsen, Cassie Gross, Hannah Thiel

Abstain: none

Motion failed

Vote to temporarily assign Eric Larsen as Chair to allow Cassie Gross to make a new motion.

Motion by Cassie Gross to recommend denial to the City Council for the Proposed General Plan Amendment for the Avondale Academy located at 1417 South Lakeview Terrace Road because the request does not comply with the purpose and intent of the Neighborhood Commercial Land Use; Shawn and Jennifer Jones, owners and applicants.

Seconded by Hannah Thiel
Aye: Cassie Gross, Hannah Thiel, Eric Larsen
Nay: Chris Strickland, Aaron Wall
Abstain: none

Findings: The purpose and intent of the Neighborhood Commercial, zone is not met with this proposal. Also, those in favor of the motion were concerned about the potential uses in the Neighborhood Commercial zone.

Motion by Cassie Gross to recommend denial to the City Council for the Proposed Rezoning for the Avondale Academy located at 1417 South Lakeview Terrace Road because the request does not comply with the purpose and intent of the Neighborhood Commercial zone; Shawn and Jennifer Jones, owners and applicants.

Seconded by Hannah Thiel
Aye: Cassie Gross, Hannah Thiel, Eric Larsen
Nay: Chris Strickland, Aaron Wall
Abstain: none

Hannah Thiel, Cassie Gross and Eric Larsen felt that there are other locations throughout the City that can accommodate a hair salon.

Chris Strickland indicated that the intent of the proposal, meets the purpose and intent of the Neighborhood Commercial zone.

5. Public Hearing: Proposed Annexation for Saratoga Heights, Phase I (approximately 80 acres) located at approximately 550 North and 800 West, DCP Saratoga, LLC, applicant.

Sarah Carroll presented the proposed annexation.

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

No discussion and comment from the Commissioners at this time.

Motion by Eric Larsen to recommend approval to the City Council for the Proposed Annexation for Saratoga Heights, Phase I (approximately 550 North 800 West, DCP Saratoga, LLC, applicant and recognized that the property will come into the City under the R-3 zone.

Subject to staff findings and conditions dated January 6, 2009:

- 1.) All requirements of the City Engineer must be met.
- 2.) All requirements of the Fire Chief must be met.

Seconded by Aaron Wall
Aye: Eric Larsen, Aaron Wall, Chris Strickland, Hannah Thiel
Nay: none
Abstain: none

6. Public Hearing: Proposed Minor Subdivision for Laramie Acres located at approximately 145 North 2050 East, Gary Laramie, applicant.

Sarah Carroll-introduced the proposed Minor Subdivision.

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

Hannah Thiel asked if there was curb and gutter in the front of the property.

Gary Laramie applicant of the proposal indicated not at this time.

Sarah Carroll stated that it will be required in the future when development occurs.

Aaron Wall was concerned that the acquisition of R.O.W. may be difficult in the future.

Questions were asked about the access to the property and subdividing the property for future use.

Motion by Eric Larsen to recommend approval for the Proposed Minor Subdivision for Laramie Acres located at approximately 145 North 2050 East, Gary Laramie, applicant.

Subject to: providing a right of way easement along street frontage for future street improvements.

Seconded by Chris Strickland

Aye: Eric Larsen, Chris Strickland, Hannah Thiel, Aaron Wall

Nay: none

Abstain: none

7. Minutes:

1. December 2, 2008.

Motion by Hannah Thiel to approve December 2, 2008 minutes as written.

Seconded by Chris Strickland

Aye: Hannah Thiel, Chris Strickland, Eric Larsen

Nay:

Abstain: Aaron Wall, Cassie Gross

8. Director's Report.

Jim McNulty indicated that at the next Planning Commission meeting there will be consideration of a new Chair and Vice-Chair for the Planning Commission. Jud Rex will be leaving Saratoga Springs Planning Department, he has accepted a position as Town Planner with Strasburg, Virginia.

Motion to adjourn at 8:30 p.m. was unanimous.

Date of Approval

City Recorder