

MINUTES
MT. JACKSON PLANNING COMMISSION
October 6, 2003

Chairman Boyers called the Commission meeting to order at 7:40 p.m. following a Joint Public Hearing. Attending were Ms. Good and Messrs. Monroe, Tibbetts, Wolfe, and Zirkle.

Minutes September 3, 2003, **MOTION** to Approve by Mr. Zirkle, 2nd by Mr. Tibbetts - UNANIMOUS.

Old Business:

1. Special Use Permit – HRSL, Inc. – Discussion with the applicant brought out several points: Lab is regulated by USDA and EPA and there are zero environmental impacts; there are one or two daily FedEx or UPS type deliveries, 2x/week courier, approx 1x/month supply delivery, and a couple client visitations per month; Currently about 12 employees and possibly as many as 25 in future; the building will have an alarm system; parking area lighting will be designed to prevent unnecessary glare onto neighboring properties; semi-hazardous wastes such as alcohol will be stored on site and removed about every 6 months by special waste carrier for recycling, many dyes and reagent chemicals are recycled on site; No outside storage of waste. Pastor Paradise indicated Mt. Calvary Church council is generally favorable to leasing space for parking to HSRL. MOTION – by Mr. Monroe, 2nd by Mr. Zirkle that the Commission recommend that the Town Council APPROVE the Special Use Permit as submitted by HSRL, Inc.- YEA- Monroe, Zirkle, Boyers; NAY – Good; ABSTAIN- Wolfe, Tibbetts PASSED 3-1-2. MOTION – (after discussion in which the applicant offered to allow the food pantry to remain in the building until at least January 1, 2004, providing the construction contractor can work around the food pantry’s use) by Mrs. Good, 2nd by Mr. Tibbetts that the Commission recommend to the Town Council that for the continuation of the community’s health, safety, and welfare as described in the Comprehensive Plan that the council request that the applicant allow interim use by the Food Pantry, hopefully until January 1, 2004 to allow them to transition to a new facility. YES – All except Mr. Wolfe who abstained. Mr. Wolfe added a comment for the record that he feels the Town has extended the Food Pantry a very generous offer.

New Business:

1. Special Use Permit – Nelson Keller – Mixed Use apartments and retail – Set Joint Public Hearing for November 3, 2003 – 7:30 pm. MOTION by Mrs. Good, 2nd by Mr. Wolfe – YES – All but Mr. Tibbetts; NO- Mr. Tibbetts

Board of Zoning Appeals:

No cases this month.

Zoning Administrator Report – Discussed and Accepted as presented.

Mr. Moore summarized current town issues.

The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Charles Moore, Secretary