

**MOUNT JACKSON PLANNING COMMISSION**  
**REGULAR MEETING**  
**July 11, 2011**

Chairman Good called the meeting to order at 7:03 pm following a public hearing. Also attending were: Mrs. Fadely, Mrs. Miller, and Messrs. Hackenbracht, Scherer, and Zirkle. Guests: Mr. Terry Stoehr, COO, Bowman Andros Products, Rod Shepherd, Gerald Forsburg

**ADDITIONS/DELETIONS/CHANGES TO AGENDA:** None

**MINUTES** – Mr. Hackenbracht MOVED, 2<sup>nd</sup> by Mrs. Fadely, to APPROVE the minutes of the June 6, 2011 Regular Planning Commission Meeting. PASSED Unanimously.

**OLD BUSINESS:**

1. Ordinance O-05-2011 - An Ordinance To Amend Section 66-397 “Zoning Permit Required; Application; Expiration; Payment Of Delinquent Taxes” Of The Code Of The Town Of Mount Jackson To Clarify That Permits Must Be Obtained For Demolition Or Structures – MOTION by Mr. Scherer, 2<sup>nd</sup> by Mr. Zirkle to APPROVE and Recommend Town Council Approval. PASSED Unanimously.

**NEW BUSINESS:**

1. Ordinance O-06-2011 - An Ordinance To Amend Sections 66-3, 66-167, And 66-197 Of The Code Of The Town Of Mount Jackson To Add A Definition For “Farm Market” And Add Farm Market Uses As Special Permit Uses In The B-1 And B-2 Zoning Districts – MOTION by Mr. Hackenbracht, 2<sup>nd</sup> by Mrs. Fadely to Set Joint Public Hearing for August 1, 2011, 7 pm and direct staff to prepare amendments that 1) Require Temporary Structures/Displays to be removed daily, 2) Clarify that outdoor displays related to this type of use only are permitted but not within 10 feet of property lines, 3) Language consistent with county requirements re: % of products that must be home grown etc., and 4) Permitting Co-ops is not already allowed by town code. PASSED Unanimously
2. Ordinance O-07-2011 - An Ordinance To Rezone Recently Annexed Bowman Andros (Formerly Bowman Apple) Properties To Be I-1 To Conform With The Current Uses And The Zoning Classifications In The Code Of The Town Of Mount Jackson And Establish Southern Side Yard Setback – Mr. Stoehr made a presentation describing the changes in the company ownership, new products, plans for expansion of production and warehousing, new jobs, etc. He also pledged that the company will include in their warehouse plans extensive landscaping along the sides of the building and along Route 11 consistent with the Route 11 Corridor Plan and the Main Street Guidelines. MOTION by Mr. Zirkle, 2<sup>nd</sup> by Mr. Hackenbracht to set Public Hearing for August 1, 2011, 7:00 pm

**Board of Zoning Appeals** – No new cases.

**Zoning Administrator Report** – Accepted as presented.

**Council Items:** Mr. Hackenbracht summarized the following: Council Annual Organizational Meeting results and new Police Chief appointment. Mr. Shepherd also pointed out that the Apple Harvest Festival is being held this fall and should be very successful. Volunteers are needed.

**Board Members Items** – The Commissioners the proposed Farmers Market status with Mr. Forsburg. Meeting adjourned at 8:10 pm.

Respectfully Submitted,

Charles Moore, Secretary