

MOUNT JACKSON PLANNING COMMISSION
REGULAR MEETING
March 2, 2009

Chairman Good called the meeting to order at 7:30 pm following a public hearing. Attending were: Mrs. Fadely and Messrs. Hackenbracht, Monroe, Swartz, Wolfe, and Zirkle. Guests included: Mr. John Franich, Novella Franich, and their daughter in law.

ADDITIONS/DELETIONS/CHANGES TO AGENDA: None.

MINUTES – Mr. Monroe MOVED, 2nd by Mr. Hackenbracht to APPROVE the minutes of February 2, 2009; PASSED unanimously.

OLD BUSINESS:

1. Resolution R-02-2009 - Amendment to “Comprehensive Plan 2006, Mount Jackson” – Amend Goal 5.6, Amend Appendix G (Resources), Amend Appendices J and K, and Amend Chapter V – Land Use Goals to Adopt Certain Land Use Studies as Reference Documents, Amend Plans and Goals Taking These Additional Studies Into Consideration – Mr. Monroe observed that changing the Agricultural Conflicts and Owner Intentions in the two Appendices to “POOR” classifications would not change the overall rankings and felt the change was OK with him. He asked for discussion. Mr. Hackenbracht and Mrs. Fadely said they understood the same result. – MOTION by Mr. Monroe, 2nd by Mr. Hackenbracht to make the two changes to Poor and adjust the numerical listings accordingly and recommend the resolution as amended to the Town Council for APPROVAL. Passed Unanimously.

NEW BUSINESS:

Freedom Outreach and Worship Center/Shenandoah Valley Teen Challenge – Special Use Permit – Church in Residential Zone – 6043 Broad St. – Mr. Moore summarized the new information that had been received since the last meeting and the AMENDED staff report. He went on to state that the Staff reports are written with the intent to recommend approval whenever possible. Sometimes the recommendation from staff includes recommended conditions to fine tune the approval so the project meets code and community interests. He pointed out that this project now has two staff reports and many, many pages of additional information, much of which cross references between many documents. Because of the potential for confusion in what has been acted upon by the Commission and Town Council he withdrew the staff’s APPROVAL recommendation and changed it to a recommendation that the applicant withdraw and resubmit the application or, without changes, the Staff Recommendation is now DENIAL.

Mr. Hackenbracht asked the applicant why the preceding month they had said screening and paving were no problem due to substantial financial backing and then the applicant has stated that they cannot meet the previous commitment they had made. Mr. John Franich responded that he hadn’t checked prices. He said they are able to pay \$8000 for paving and can install the fence by May 1, but the \$13,500 for paving estimate they received is a burden.

Mr. Justin Franich said that he better understands the town and its citizens' desires and can clarify the plans for the property – “A contemporary, relaxed setting for services, but nothing crazy”; Friday night services because many young people don't like to get up on Sunday mornings; later on, hopefully a youth program on a separate night; everything would always end by 9 pm; in response to a question he reported that he is credentialed by International Ministerial Association of Missouri, but is transferring his credentials to Assembly of God. He has 5 years experience and is licensed for funerals, weddings, etc.

In response to questions about his continued statements in other locations and newspapers about promoting a drug addiction treatment program Mr. Justin Franich stated that he is starting a church, and expecting a baby soon and cannot afford to quit his 'other job' working for that program until the church becomes more financially sound.

Mrs. Good explained the need for a clear and accurate site plan prior to ordering paving to be sure it is approvable and can fit the site. She looked at the site and the plan and doesn't believe the proposed parking can fit as sketched on the submittal.

Mr. Monroe said that he has been skeptical, but believes that Mr. Justin Franich is coming up the 'learning curve' and, with a lot of work can get together a potentially approvable application.

Justin said that he could get a fresh package together and submit it by March 24.

Mrs. Fadely said that she would vote against the application in its present form and supported tabling to allow resubmittal. She said she felt that the project was moving toward a substance abuse center in a residential area.

Mrs. John Franich said they understood that and have purchased a property in a rural area without neighbors to get it away from everything.

MOTION – by Mr. Monroe, 2nd by Mr. Hackenbracht to table this matter until the April 6 meeting. PASSED Unanimously.

Board of Zoning Appeals – No Actions

Zoning Administrator Report – Accepted as presented.

Council Items: No new items.

Board Members Items – None

Meeting adjourned at 9:30 pm.

Respectfully Submitted,

Charles Moore, Secretary