

MOUNT JACKSON PLANNING COMMISSION
REGULAR MEETING
March 7, 2005

Chairman Boyers called the meeting to order at 7:40 pm following a public hearing. Attending were: Mrs. Good and Messrs. Hackenbracht, Monroe, Wolfe, and Zirkle.

Mr. Hackenbracht **MOVED**, 2nd by Mr. Zirkle, that the minutes of February 7, be approved as presented. Approved UNANIMOUSLY.

OLD BUSINESS:

Uhl/Napier – Special Use Permit for changing mix of residential/commercial in the old Post Office building at 6000 Main St. – Extensive discussion carried over from the public hearing. Mr. Uhl clarified that the entrance to both apartments would be on Shannon Ave. In response to a question from Mr. Hackenbracht concerning the apartments being too small, Mr. Uhl said the rent would be \$330/mo. and that the units would be 400 and 600 square feet. Mr. Hackenbracht responded he still preferred one unit over two. Mr. Monroe spoke in support of two units. Several citizens mentioned their opposition to a new parking lot. Chairman Boyer observed that there is a steadily improving understanding of these matters. Further discussion was held about the loss of downtown commercial space and the current market for same. **MOTION** by Mr. Hackenbracht to TABLE for One MONTH, 2nd by Mr. Wolfe. After brief additional discussion this motion was **withdrawn** by maker and seconder. **MOTION** by Mrs. Good, 2nd by Mr. Monroe to recommend Town Council APPROVAL of all proposed items, contingent on a 10-year limitation on the approval. At the end of 10 years the matter would expire or be the subject of a new Special Use Permit application. Passed Unanimously. **MOTION** by Mr. Monroe, 2nd by Mr. Zirkle to recommend Council APPROVAL of a PARKING WAIVER for this project. PASSED unanimously.

Comprehensive Plan Update Task Force – Community surveys are coming in rapidly. Results being tabulated.

NEW BUSINESS:

Ordinance O-04-2005 – Amending various sections of the Zoning Code – **MOTION** by Mr. Hackenbracht, 2nd by Mrs. Good to set this matter for a Joint Public Hearing on April 4, 2005, and 7 pm. PASSED unanimously.

One Stop Deli, Inc. Special Use Permit – Food processing and packaging – **MOTION** by Mr. Hackenbracht, 2nd by Mrs. Good to set this matter for a Joint Public Hearing on April 4, 2005, and 7 pm. PASSED unanimously.

Board of Zoning Appeals – No actions

Zoning Administrator Report – Accepted as presented.

Mr. Hackenbracht and Mr. Moore summarized current town items.
Meeting adjourned at 9:30 pm.

Respectfully Submitted,

Charles Moore, Secretary