

MINUTES
MT. JACKSON PLANNING COMMISSION
April 5, 2004

Chairman Boyers called the Commission meeting to order at 7:40 p.m. following a Joint Public Hearing. Attending were Ms. Good and Messrs. Tibbetts, Whiting, Wolfe, and Zirkle. Guests: Mr. Stacy Zerkel, Ms. Dellinger, Mr. W. Holtzman, M/M Armagast, Mr. Hargrove, Mssrs. D and J Proctor

Minutes February 2, 2004, **MOTION** to Approve by Mr. Tibbetts, 2nd by Ms. Good - UNANIMOUS.

Old Business:

1. Wolfe Rezoning – B-2 to R-1: Mr. Whiting, 2nd by Mr. Tibbetts, made a MOTION to recommend Town Council APPROVAL of the proposed rezoning consistent with the staff recommendation and including the sidewalk proffer. Mr. Wolfe Abstained; all other members voted AYE; MOTION PASSED.
2. Wolfe Subdivision - Mr. Whiting, 2nd by Mr. Tibbetts, made a MOTION to recommend Town Council APPROVAL of the proposed three-lot subdivision consistent with the staff recommendation. Mr. Wolfe Abstained; all others AYE; MOTION PASSED.
3. Holtzman Special Use Permit 341 Nelson St. Carport - Mr. Whiting, 2nd by Mr. Tibbetts, made a MOTION to recommend Town Council APPROVAL of the proposed carport consistent with the staff recommendation. UNANIMOUS.
4. Caverns Road Consultant Report – Mr. Herd presented the draft report. The report shows there is adequate utility capacity and land area in the study area to sustain projected town growth into the 2040's assuming 1-11/2 % per year population growth. During the presentation there was considerable discussion, primarily concerning the three alternates for the Caverns Road interchange. The consensus of the audience commenting was that alternates B and C which move the interchange should be rejected and the final report presented for public hearing should show Alternate A as the preferred alignment and focus on finding the best possible way to handle traffic on Caverns Road with that interchange.

New Business:

None

Board of Zoning Appeals:

Mr. Zirkle reported that the BZA heard the Ruth Ruby case and voted to approve the requested variances.

Zoning Administrator Report – Discussed and Accepted as presented.

Mr. Moore reported that he is attempting to include funds for updating the comprehensive plan in the proposed budget for FY 2005. The Commission asked that their support of this item be passed on to the Town Council.

The meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Charles Moore, Secretary