

PLANNING AND ZONING

MAY 29, 2007

6:00 P.M.

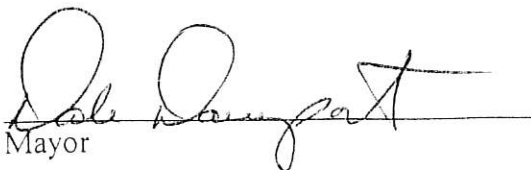
Mayor Pro-tem Gerald Lee called the meeting to order present was De Mc Bride , Joan Schick, Diane Vann, Clyde Ward, and Debbie Cornell. Visitors were Joe Robison, Teri Ocegura, Matthew Holt, Max Raney, Silvia Briggs, Addie Wald, Lacie Crane, Jonna Wald, Teresa Cross, Kathy Allen and Harlan Shick

Joe Robison approached the committee about changing his property from residential to commercial. He said he didn't want any undesirable. Lacey crane said that it is a community of children in that neighborhood and wanted to know about their safety. Johnna Wald asked about motel he said he hasn't advertised just pushing the idea around to sell and it would sell better as commercial and would help the city with revenue. Johnna Wald stated that Lacey built a 200,000 house and they didn't want her house to depreciate. Diane Vann asked Mr. Robison how many acres He said 12. He also told the committee that he was considering getting an easement from the city and putting an access road in to his property in front of the city hall. This would keep any traffic from going down first street and make it safer for the children. He told the committee that it was changed to residential a few years ago when he request to build houses. De McBride said that the committee needs to look at all the aspects of everything not just say no way. It is unfair to say no but the committee cannot give open ended either.

Max Rainey talked to the committee about extended the back of the church to the alleyway to install handicap bathrooms in the church. There are currently concrete blocks where another building had set. Diane Vann made the motion to recommend to the council that the church get the variance on the set back, Clyde ward made the second and all agreed. Motion carried.

Teresa cross asked the committee to make her 2 and ½ acres from residential to commercial. Her realtor showed the committee pictures of her land. The same concerns about First Street were voiced.

The committee set Tuesday at 5 for another meeting to look at copies of different grades of commercial from some of the other cities and county. No decision was made for either Mr. Robison or Ms Cross at this time. Diane Vann made the motion to adjourn, Clyde Ward made the second and all agreed. Motion carried. Meeting was over at 7:10 p.m.


Mayor


City Clerk

PLANNING AND ZONING
JUNE 3, 2008
5:00 P.M.

Mayor Dale Davenport opened the Committee meeting. Committee members present were: De McBride, Joan Schick, Gerald Lee, Diane Vann, Clyde Ward, Dale Davenport and Debbie Cornell, clerk.

Visitors in attendance were: Jeff Hinson, 1151 East First, Craig Powell, 1145 East First, Addie Wald, 304 Arch, Lacey Crane, 304 Arch, Crystal McDonald, 1141 East First, David McCloud, 1141 East First and Glenn (Alan) Griffin, 1139 East First.

Mayor Davenport told the visitor that there was going to be no decision made and that the meeting needed too close by 5:45 for the council meeting at 6:00. This meeting had been scheduled so that the committee could look at what other towns has done for commercial and residential. The committee due to sickness has not had a full quorum in almost a year. The new committee was appointed for the year which is made up of two council one mayor and four citizens at large. The committee is just in a talking stage about what the city wants for their different types of commercial, residential and industrial. The committee has just formed a new board and last week was the first meeting of the new board. The meeting had requests to speak to the planning and zoning board about rezoning of two properties and due to the request the city published that in the paper so the citizens would be aware that the request was to be brought before the planning and zoning. The board does need to hear all requests but also wishes to hear opinions from the residents. The comprehensive plan needs redone for the next ten years and that is part of what the board was to work on tonight and in the near future. Without looking at redoing the commercial which at this time is open, the committee cannot make any recommendations to the council. The Mayor opened the meeting up to hear what the citizens wishes would be to help the committee understand what they want for the city.

Greg Powell stated that he wants to keep this area by City hall as a residential area. Understood that Mr. Robison was putting in a residential houses but he did not do what he said he was going to do. That some of the property has weeds out of hand which causes blockage. And also a concern for the noise factor.

From the floor was said that everyone should have been notified, because not everyone takes the paper. The mayor told them that they cannot personally notify every citizen when request will come before the planning and zoning.

Addie Wald said that she feels that Mr. Robison is not being truthful and Teresa Cross wants to sell the house and land to put up a motel.

Allen Griffith said that he would like copies of the minutes from the other night and minutes from tonight's meeting. Addie Wald asked if the city could put it up on the marquee on any planning and zoning meetings. The mayor said that we could do that.

Also from the audience was asked if they could at least notify residents within a certain distance from any request by mail. The Mayor said that we could do that.

Addie Wald said that she was concerned that all they want is to make money and didn't care about what happened to the citizens.

Allen Griffith said you can't stop progress in all honestly. It's Quiet here. No one in this neighborhood wants commercial. Mayor Davenport told the visitors that everything is going to be a factor as to what is going to go on.

Comment from the floor Robison did not do what he stated before on his residential.

Mayor Davenport stated that we have to give everyone their right to listen to their plans and the comments from the citizens to make an informed decision. Right now we are in the process of redoing zoning to give educate decisions on requests and then will have Teresa and Mr. Robison to come back with their plans. To see if their plans will fit in with what direction the city and citizens are happy with.

Addie said that he didn't have a plan.

Lacey Crane said that they want it commercial so they can sell it for more.

From the floor if it is made commercial and is sold then can anything go in?

From the committee no the new owners would have to appear before the planning and zoning with their plan.

Diane Vann told the visitors that there is to representatives from each ward on the council to keep in contact with their citizens to let them know what is going on and if you have the interest then give your phone numbers to your representatives to contact you about what is going on in your ward.

From the floor was asked what was going on about getting a city park.

Mayor Davenport told the visitors that the one that he was looking at for a park did not test proper for a park and still negotiate with Morton Booth for Main Street.

Crystal McDonald asked about the Robison property being made into a park. Mayor Davenport told the visitors that the city could not afford to purchase that land and he did not think Mr. Robison would donate it for a park.

Questions came up about the streets being paved. The Mayor said that we get some vehicle tax money and it is very small amount it just about covers the filling of pot holes but does not cover enough to pave the roads. In order to pave the roads would basically be done by two methods; one would be by a bond passed by the citizens and the second by property increase passed by the vote of the citizens.

Addie Wald asked about grants for streets.

Mayor Davenport stated the only grants are in conjunction with infrastructure which the only thing that will do is repave a street that has to be dug up to replace a sewer or water line.

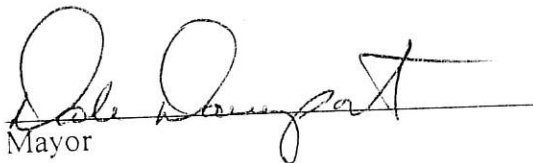
Allen Griffith stated that the property with Snyder Bridge would be perfect for a hotel.

The consensus of the citizens in attendance was that they did not want to see commercial go in at the two properties that had requested.

Mayor Davenport told the citizens that the committee was a long way from making a decision.

Crystal McDonald said that they love the neighborhood it is quiet good for the children and if it goes commercial they will sell.

Mayor Davenport asked if there were any other questions. There was none. He invited all to stay for the council meeting. The regular Planning and Zoning meeting will be the first Monday in July and be held the first Monday of each month thereafter. If there is a special meeting called Gerald Lee told the visitors he would contact them. Diane Vann made a motion to adjourn, Gerald Lee made the second and all agreed. Motion carried. Meeting was over at 6:45



Mayor



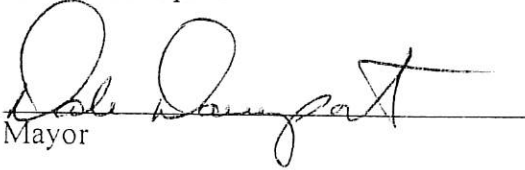
Clerk

PLANNING AND ZONING
JUNE 23, 2008
5:30 P.M.

Mayor Dale Davenport opened the Special Work session of the Planning and Zoning Committee meeting. Committee members present were: De McBride, Joan Schick, Gerald Lee, Diane Vann, Dale Davenport and Debbie Cornell, clerk.

Visitors in attendance was Johnny Arrowood

The Work session for this meeting was on how to structure commercial for the comprehensive plan and the planning and zoning over the next 10 years. The members went over different ways other cities looked at different levels of commercial and what may or may not be good for the City of Carterville. The committee looked at the quick reference format that Diane Vann had typed up of Webb City and went through it changing things they either did or did not like. The Committee came up with some ideas and asked Diane Vann to put it together for the committee to look at the next regular planning and zoning meeting on July 7, 2008 at 6:00 p.m. Gerald Lee made the motion to adjourn, Diane Vann made the second and all agreed. Motion carried. The meeting was over at 6:30 p.m.


Mayor


Clerk

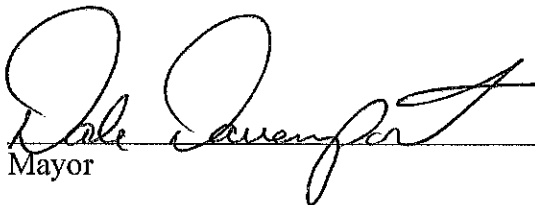
PLANNING AND ZONING
JULY 7, 2008
6:00 P.M.

Mayor Dale Davenport called the meeting to order present was Dale Davenport, De McBride, Brian Bowman, Joan Schick, Gerald Lee, Diane Vann, Clyde Ward, and Debbie Cornell. Visitors were Alan Griffin, Crystal McDonald and Marshall McDonald.

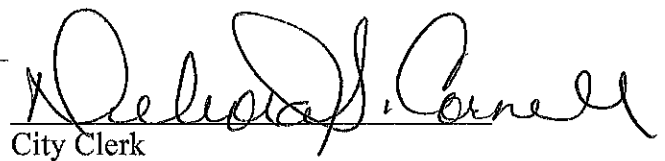
Mayor Davenport told the visitors that the committee is trying to set a good planning and zoning. He told the visitors that they were to finish the commercial part of the zoning so it could be taken back to the council and approved. The committee would then set the meeting next month to bring back Mr. Robinson, Teresa Cross and any residents that wish to give their opinion.

Mayor Davenport gave a quick overview to bring Brian Bowman up to speed. He then had Diane Vann give an update of where the committee was on the updates that had been made over the last few meetings. She had made the changes that the committee wanted and asked for any other correction or changes that they would like to see. They wanted parking garage taken out. Also they wanted the parking part to still be worked on. Diane Vann made the motion to take the proposal except for the parking on commercial to be to the council to be approved, Dee McBride made the second and all agreed. Motion carried. Diane Vann said that she would have copies for all the council made up.

Brian Bowman made the motion to adjourn, Gerald Lee made the second and all agreed. Motion carried. Meeting was over at 7:10 p.m.



Mayor



City Clerk

Alan Griffin

Alan Griffin

Crystal McDonald
Marshall McDonald

PLANNING AND ZONING
AUGUST 11, 2008
6:00 P.M.

Mayor Dale Davenport opened the meeting of the Planning and Zoning. Roll call was taken: Clyde Ward: absent, Brian Bowman: absent, Diane Vann: present, Gerald Lee: present, Dee McBride: present, Joan Schick: present and Dale Davenport: present.

Mayor Dale Davenport explained to the visitors that the committee would hear the pro and cons that he would make the recommendation and the committee would vote yes or no. Then the recommendation voted on would then go to the council on the next night and the final vote would then be taken.

Gene Crouch approached the committee about putting a mini storage at the Tennessee and Hall Parking lot. The committee explained the set backs to Mr. Crouch. Mr. Crouch told the committee that he wanted to go back and measure and see if he still wanted to proceed with that and if so he would come back to the committee.

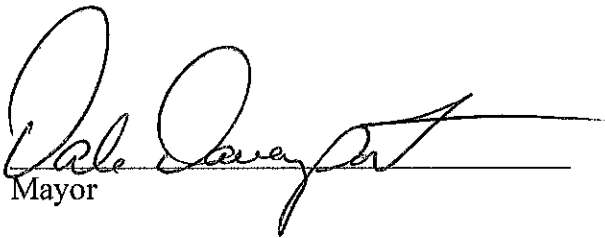
Teresa Cross property: Mayor Davenport made the recommendation that Teresa Cross property would stay residential because of residents on 3 sides of her property. No protest on this recommendation. Gerald Lee made the motion to accept the Mayors recommendation, Diane Vann made the second with a roll call vote: Joan Shick: yes, Dee McBride: yes, Diane Vann: yes, Gerald Lee: yes, Brian Bowman: absent, Clyde Ward: absent. Motion carried.

Joe Robison property: Mayor Davenport made the recommendation that Joe Robinson's property would be rezoned as C-1 with an n 8 foot privacy fence up and maintained do the bypass on two sides of the property and city hall on one side. C-1 is residential friendly and anything going into the property must come before the committee and that there is restrictions that Mr4. Robinson and whomever would put anything on that property will have to abide with. Mr. Powell said that he was against it because his wife sleeps days and works nights. Teresa Cross said that she was against it because it was next to her property. Addie Wald told the Mayor that there were still brush piles on 5th street from the ice storm. Lacey Crane stated that kids play in the street. Ms. McDonald said that the traffic would increase. Another resident asked about x-rated videos. The Mayor said that is why we have planning and zoning so we can control that from coming in. That the county did not have planning and zoning so that is why the county has that problem. The resident said that was her only concern. Johnna Wald said that she moved here because there was no business and it was secluded. Mr. Powell said that he didn't think we needed a strip mall that it could go on 5th street. Dee McBride said that she lives in Johnstown and that we need to plan as each piece is asked whether it is good or bad for the city. That no one in town wants to raise taxes and vote it down every time it comes on the ballot. That the City needs commercial business. Joan Schick said that she agrees with Dee McBride. Gerald Lee said he likes the quiet streets but the city needs commercial also. That the committee has worked hard to make the C-1 residential friendly and that for the town to grow we will all have to have a little sacrifice. Diane

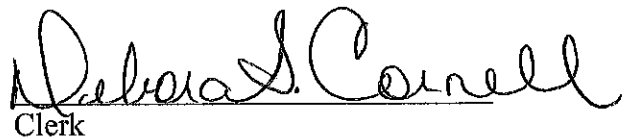
Vann made the motion to accept the Mayors recommendation to rezone Mr. Robinson's property to a C-1 with restrictions, Dee Mc Bride made the second with a roll call vote: Joan Shick: yes, Dee McBride: yes, Diane Vann: yes, Gerald Lee: yes, Brian Bowman: absent, Clyde Ward: absent. Motion carried.

Mayor Davenport stated that these recommendations would be taken to the council and that both Teresa Cross and Mr. Robison had the right to appeal the council of any decisions made there.

Diane Vann made the motion to adjourn, Joan Schick made the second and all agreed. The meeting was over at 7:20 p.m.



Mayor



Clerk

PLANNING AND ZONING

September 8, 2008

6:00 P.M.

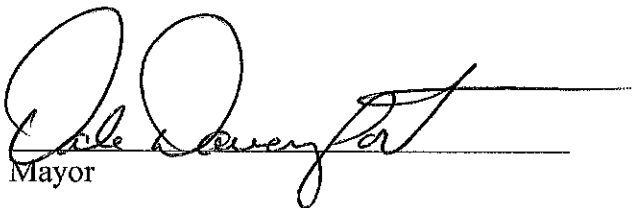
Mayor Dale Davenport opened the meeting of the Planning and Zoning. Roll call was taken: Clyde Ward: present, Brian Bowman: absent, Debbie Cable: present, Gerald Lee: present, Dee McBride: absent, Joan Schick: present and Dale Davenport: present.

Teresa Cross talked to the committee with the request that she be granted to put duplexes on her property. The Mayor said that it is zoned for that, all she would need to do is bring the plans back before the committee to show that it will meet all the codes for final approval.

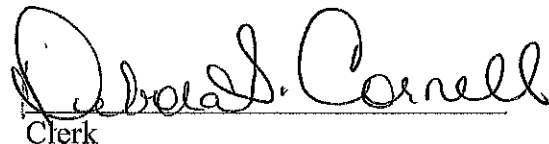
Mayor Davenport informed the committee that the ribbon cutting ceremony for 249 will be Monday October 6, at 9:00 a.m.

The Committee discussed the letter of reasons to deannex the 100 acres area on the west side of 249. The cost that would be needed to provide when there is so many things needed to have the money spent on for the citizens that the city already provides for. Upgraded sewer pumps, water wells upgraded lines both water and sewer and streets. After discussion of this issue, Clyde Ward made the motion to recommend to the council to deannex the 100 acres, Gerald Lee made the second, with a roll call vote: Joan Shick: yes, Debbie Cable: yes, Gerald Lee: yes, and Clyde Ward: yes motion carried.

Joan Shick made the motion to adjourn, Debbie Cable made the second and all agreed. The meeting was over at 7:15 p.m.



Mayor



Clerk

PLANNING AND ZONING

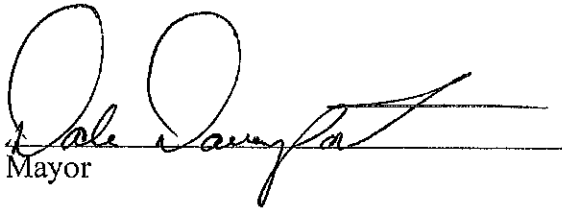
October 13, 2008

6:00 P.M.

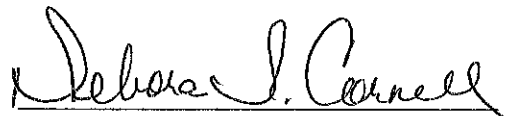
Mayor Pro tem Gerald Lee opened the meeting of the Planning and Zoning. Present was: Clyde Ward: present, Brian Bowman: absent, Debbie Cable: present, Gerald Lee: present, Dee McBride: present, Joan Schick: present and Dale Davenport: absent.

Andy Solomon talked to the committee about zoning the property from industrial, commercial, residential to R-1 and R-2. he said it would depend on the engineers and the size and depth of the sewer mains on if any of the lots could be gravity feed or have to have individual grinders on which lots he would start building. He also said that if lot 17 became too expensive to develop he would consider making it into a play area for the division. Clyde Ward made the motion to make the recommendation to the council to make the zoning of that property to R-1 and R-2 only, De McBride made the second and all agreed. Motion carried. The remainder of the meeting the Committee was looking at the different areas of town and the zoning that may need changed or updated.

Joan Schick made the motion to adjourn, Gerald Lee made the second and all agreed. Motion carried. Meeting was over at 7:45 p.m.



Mayor



Clerk

PLANNING AND ZONING
NOVEMBER 10, 2008
6:00 P.M.

Mayor Dale Davenport opened the meeting of the Planning and Zoning. Present were: Gerald Lee, Clyde Ward, and present, Dee McBride, Joan Schick, Dale Davenport and Debbie Cornell.

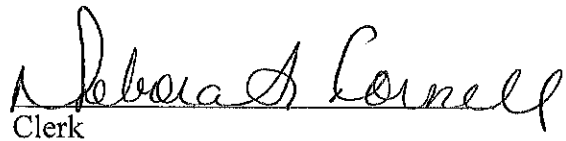
Andy Solomon came back before the Committee with the final plat for the development and showed the committee the map for phase one and phase 2. They would like to start after the first of the year. They will put the lift station in with two 5 horse power motors and a back up generator. They will put in Jackson Street and Pearl Street with Jackson Street being offset a bit from the adjoining Jackson Street. They asked that the city vacate the stub of the street of Jackson and First.

Gerald Lee made the motion to accept the plan and recommend it to the council for approval, Clyde Ward made the second and all agreed. Motion carried.

The committee then worked on the new zoning map. Under general agreement they decided to make the houses on Main Street Commercial-Resident, which is a new zone and would for example, be a beauty shop and a home together where the business is in the same building as the residence.

Clyde Ward made the motion to adjourn, Joan Schick made the second and all agreed. Motion carried. Meeting was over at 8:00 p.m.


Mayor


Clerk

PLANNING AND ZONING MINUTES
DECEMBER 8, 2008
6:00 P.M.

Present were Gerald Lee, Dale Davenport, Clyde Ward, Debbie Cable and Debbie Cornell.

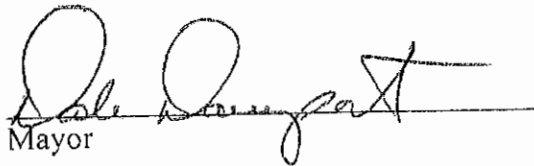
Richard Reynolds had sent a request to have his property changed from Industrial to Residential. Gerald Lee made the motion to make this change, Clyde Ward made the second and all agreed. Motion carried.

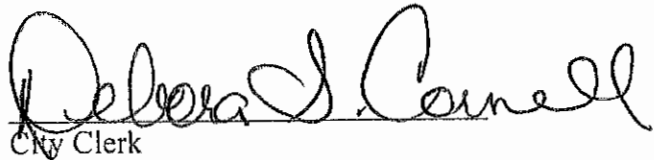
Request was to be able to have some duplex in the Holly Hill subdivision. The committee said that that is residential and it is already ok

To connect the development for Solomon the city will have to do the curb and guttering on South Pine and Locust to connect to his division.

Still waiting to get the ok from EPA as to what can be built on the property being cleaned up.

Gerald Lee made the motion to adjourn, Clyde Ward made the second and all agreed. Meeting was over at 6:50 p.m.


Mayor


City Clerk