

**November Agenda**  
**Planning Commission Meeting / Board of Adjustments**  
**Monday, November 4<sup>th</sup>, 2024**

- 1. Planning Commission: Call to Order at 6 p.m.**
- 2. Roll Call**
- 3. Action on Minutes – October**
- 4. Announcements**
  - Welcome new Commissioner Becky Featherston
  - Congratulate Kelly Horn on re-appointment
  - Next Work Session – Monday, November 25<sup>th</sup>, 2024 6pm
  - Next Regular Meeting – Monday, December 2<sup>nd</sup>, 2024 6pm
- 5. Unfinished Business – None**
- 6. New Business**
  - Conditional Use Permit Renewal - Bridgewood Landscaping (original 2-year permit expires on 11/1/2024) – Cornelio Picazo – 409 Stratton Rd
  - Conditional Use Permit Renewal – Pediatric Plus (original 1-year permit expires on 11/7/2024) – David Tapp – 3415 Dixieland Rd
  - Public Hearing - Conditional Use Permit Application – Beauty 4 Ashes Investments LLC – 2503 Little Flock Dr – AirBNB Request – 1-acre parcel zoned AG (non-conforming lot) – Parcel# 23-00268-008
  - Public Hearing - Conditional Use Permit Process – Ordinance 2024-012
  - Public Hearing - Zoning District Conversion – Ordinance 2024-013
  - Public Hearing - Zoning Map Adoption – Ordinance 2024-014
- 7. Adjourn from Planning Commission Meeting**

**November Agenda**  
**Planning Commission Meeting / Board of Adjustments**  
**Monday, November 4<sup>th</sup>, 2024**

- 1. Board of Adjustments: Call to Order**
- 2. Roll Call**
- 3. Action on Minutes - October**
- 4. Unfinished Business**
  - **Variance Application, Slone Porter Family Trust, Parcel# 23-00206-000, McClure Drive. Requesting Variance for lack of 150' Public Road Frontage. City Council approved Rezone**
- 5. New Business – None**
- 6. Adjourn from Board of Adjustments Meeting**

**November Meeting Minutes  
Planning Commission  
Tuesday, November 5<sup>th</sup>, 2024**

1. **Called the meeting to order at 6:00 p.m.** - Commissioner Chairman Bill Towle

2. **Roll Call:**

Chairman Bill Towle	present
Vice Chairman Stephen Montellano	present
Commissioner Marc Barry	present
Commissioner Kelly Horn	present
Commissioner Ellen Leonard	present
Commissioner Keith Ramsey	present
Commissioner Becky Featherston	present

Others in attendance: Mayor Jeff Van Sickler, temporarily serving as acting Planning Secretary

3. **Action on October 2024 Minutes:**

- Commissioner Ellen Leonard motioned to approve the minutes as presented. A second was made from Commissioner Keith Ramsey. **Vote: motion passed unanimously**

4. **Announcements**

- Chairman Towle announced the following:
  - Welcomed Becky Featherston as a newly appointed commissioner.
  - Congratulated Kelly Horn on being reappointed to the commission.
  - Next PC Work Session - Monday, November 25<sup>th</sup>, 2024 6pm
  - Next PC Regular Meeting - Monday, December 2<sup>nd</sup>, 2024 6pm

5. **Unfinished Business**

- There was none

6. **New Business**

- Conditional Use Permit Renewal - Bridgewood Landscaping (original 2-year permit expires on 11/1/2024) – Cornelio Picazo – 409 Stratton Rd

Motion to approve renewal for 2 years by Commissioner Keith Ramsey. A second was made by Commissioner Marc Barry.

<b>Roll Call Vote</b>						<b>Motion</b>
Stephen Montellano	yes	Marc Barry	yes	Kelly Horn	yes	<b>Passed</b>
Ellen Leonard	yes	Keith Ramsey	yes	Becky Featherston	yes	

**November Meeting Minutes  
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- Conditional Use Permit Renewal – Pediatric Plus (original 1-year permit expires on 11/7/2024) – David Tapp – 3415 Dixieland Rd

Motion to approve renewal for 2 years made by Commissioner Marc Barry. A second was made by Commissioner Kelly Horn.

<b>Roll Call Vote</b>						<b>Motion Passed</b>
Stephen Montellano	no	Marc Barry	yes	Kelly Horn	yes	
Ellen Leonard	yes	Keith Ramsey	yes	Becky Featherston	yes	

- Public Hearing - Conditional Use Permit Application – Beauty 4 Ashes Investments LLC – 2503 Little Flock Dr – AirBNB Request – 1-acre parcel zoned AG (non-conforming lot) – Parcel# 23-00268-008

Motion to approve permit for 1 year made by Commissioner Ellen Leonard. A second was made by Commissioner Keith Ramsey.

<b>Roll Call Vote</b>						<b>Motion Passed</b>
Stephen Montellano	yes	Marc Barry	yes	Kelly Horn	yes	
Ellen Leonard	yes	Keith Ramsey	yes	Becky Featherston	yes	

- Public Hearing - Conditional Use Permit Process – Ordinance 2024-012

Motion to approve Ordinance to move forward for Council approval made by Commissioner Marc Barry. A second was made by Commissioner Ellen Leonard.

<b>Roll Call Vote</b>						<b>Motion Passed</b>
Stephen Montellano	yes	Marc Barry	yes	Kelly Horn	yes	
Ellen Leonard	yes	Keith Ramsey	yes	Becky Featherston	yes	

- Public Hearing - Zoning District Conversion – Ordinance 2024-013

Motion to approve Ordinance to move forward for Council approval made by Vice Chairman Stephen Montellano. A second was made by Commissioner Marc Barry.

<b>Roll Call Vote</b>						<b>Motion Passed</b>
Stephen Montellano	yes	Marc Barry	yes	Kelly Horn	yes	
Ellen Leonard	yes	Keith Ramsey	yes	Becky Featherston	yes	

**November Meeting Minutes  
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Tuesday, November 5<sup>th</sup>, 2024**


- Public Hearing - Zoning Map Adoption – Ordinance 2024-014

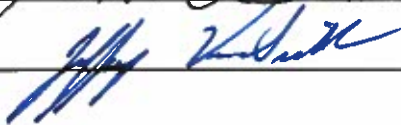
Motion to approve Ordinance to move forward for Council approval made by Vice Chairman Stephen Montellano. A second was made by Commissioner Marc Barry.

<b>Roll Call Vote</b>						<b>Motion Passed</b>
Stephen Montellano	yes	Marc Barry	yes	Kelly Horn	yes	
Ellen Leonard	yes	Keith Ramsey	yes	Becky Featherston	yes	

**7. Adjourn the PC Meeting**

- Vice Chairman Stephen Montellano motioned to adjourn from the Planning Committee meeting. Commissioner Keith Ramsey seconded the motion. **Vote: Motion passed unanimously.**

  
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Commissioner Chair Bill Towle

  
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Attest

**November Meeting Minutes  
Board of Adjustments  
Tuesday, November 5<sup>th</sup>, 2024**

1. **Call to Order- Board of Adjustments** ✓
2. **Roll Call:**

Chairman Bill Towle	present
Vice Chairman Stephen Montellano	present
Commissioner Marc Barry	present
Commissioner Kelly Horn	present
Commissioner Ellen Leonard	present
Commissioner Keith Ramsey	present
Commissioner Becky Featherston	present



Others in attendance: Mayor Jeff Van Sickler, temporarily serving as acting Planning Secretary

3. **Action on October 2024 Minutes:**
  - Vice Chairman Stephen Montellano motioned to approve the minutes as presented. A second was made from Commissioner Keith Ramsey. **Vote: motion passed unanimously**
4. **Unfinished Business**
  - **Variance Application, Slone Porter Family Trust, Parcel# 23-00206-000, McClure Drive. Requesting Variance for lack of 150' Public Road Frontage.**

Chairman Bill Towle stated that Mr. Porter plans to attend the December Meeting and recommended that the item be tabled until that meeting. A motion was made to table until the December meeting by Commissioner Marc Barry and a second was made by Commissioner Keith Ramsey.

<b>Roll Call Vote</b>				<b>Motion Passed</b>	
Stephen Montellano	yes	Marc Barry	yes	Kelly Horn	yes
Ellen Leonard	yes	Keith Ramsey	yes	Becky Featherston	yes

5. **New Business – There was none**
6. **Adjourn from the Board of Adjustment meeting**
  - Vice Chairman Stephen Montellano motioned to adjourn from the Planning Committee meeting. Commissioner Keith Ramsey seconded the motion. **Vote: Motion passed unanimously.**

 Commissioner Chair Bill Towle  
 Attest

