

PUTNAM COUNTY PLANNING COMMISSION

Tuesday, January 22, 2008

Putnam County Courthouse Courtroom 202

MINUTES

The Putnam County Planning Commission met on Tuesday, January 22, 2008 at the Putnam County Courthouse, 2nd floor courtroom, room 202.

Sarah McCallister, president, called the meeting to order at 7:00 p.m.

Roll call was taken and a quorum was present.

Members present: Jeffrey Brannon, Tom Calabrese, C. P. Farley, Tom Hankins, Glen Lovejoy, Vic Mays, Sarah McCallister, Steve Perry, David Powell, and Joseph Tyree.

Members absent: Sam Cunningham, Lynn Cvechko, Drew Garnes, Barbara Reed and Gary Tillis.

Staff present: Sandy Mellert, Nicki Barnette, Melissa Sargent, Judy Reedy, and Linda Bess.

Others present who signed in were: Dave Alvis and Krista Blanton.

ELECTION OF 2008 OFFICERS

The Nominating Committee presented as a slate of officers, the current president, Sarah McCallister, and vice president, David Powell.

There were no nominations from the floor.

Motion was made by Vic Mays and seconded by C P Farley to close the nominations.

The officers for 2008 will be Sarah McCallister, president, and David Powell, vice president, as presented by the nominating committee.

ANNUAL REPORT

Staff presented the 2007 Planning Commission Annual Report summarizing the highlights of the year.

APPROVAL OF MINUTES

The minutes of the November 27, 2007 meeting were reviewed. Motion was made by Joe Tyree and seconded by Tom Hankins to approve the minutes as presented. Motion carried unanimously.

INFRASTRUCTURE REPORT

There was no report.

TRANSPORTATION REPORT

There was no report.

PCDA REPORT

There was no report.

CITIZEN CONCERNS

There were no citizen concerns.

PUBLIC HEARING PROCEDURE

Sarah McCallister gave a brief explanation of the rules for a public hearing.

PROPOSED SUBDIVISION by 4-S Development

Disclosure of Conflict

No commissioner disclosed a potential conflict of interest with the proposed subdivision by 4-S Development.

Public Hearing

Sarah McCallister opened the public hearing for the proposed subdivision by 4-S Development.

4-S Development is the developer for the proposed 2-lot subdivision by 4-S Development and Calhoun Engineering is the engineer. The subdivision is a 2-lot subdivision to be developed on 18.82 acres as commercial. It is located at Liberty Square, adjacent to Putnam Village Shopping Center.

Staff presented the summary and Findings of Fact, copies of which are attached and made a part of these minutes.

Discussion followed.

Developer comments:

Dave Alvis, marketing associate and planner for 4-S Development, requested approval of the 2-lot subdivision.

There were no public comments.

There being no further questions or comments, Sarah McCallister closed the public hearing and reconvened the regular meeting.

Deliberation and Action

Discussion ensued with a question and answer session.

Motion was made by C P Farley and seconded by Tom Calabrese to accept and classify this 2-lot subdivision by 4-S Development as a major subdivision. Motion carried unanimously.

Staff presented, and explained in detail, Resolution 08-01, a copy of which is attached and made a part of these minutes.

A question and answer session ensued regarding Resolution 08-01.

Motion was made by Tom Calabrese and seconded by Glen Lovejoy to accept and approve Resolution 08-01 as presented. Motion carried unanimously.

VIOLATIONS REPORT

Staff presented Violation 2008-01 for Valley Fitness Center, a copy of which is attached and made a part of these minutes.

Public comments:

Christa Blanton, owner of Valley Fitness, explained that she had conducted a survey of how the public found her facility and these types of signs are what is keeping her business open. She further explained that was the reason she put the portable signs back up this year and requested approval to place these signs in this area either with a fee or periodically as temporary signs.

After the Planning Commission explained that there is no alternative way to place her portable signs in the zoned area, Ms. Blanton stated that she would take the signs down in the zoned area and only place her signs outside the zoned area.

Motion was made by Tom Hankins and seconded by C P Farley not to forward this violation to County Commission at this time. Motion carried unanimously.

ADMINISTRATIVE SUBDIVISION REPORT

Staff provided a summary of the November and December 2007 administrative subdivision approval for the following parcels:

November 2007

Norm Walter - 1 lot; 28.80 acres; located on Wilkie Road, Red House

December 2007

Jeffrey Wright - 1 lot; 18.86 acres; located off State Route 34, Winfield

Franklin Real Estate - 1 lot; 369.90 acres; located on Route 62, Buffalo

William Haynes - 1 lot; 3.421 acres; located at 254 Dunlap Ridge, Buffalo

FINANCIAL REPORT

Staff presented the financial report for November and December 2007. There were no comments or questions.

MONTHLY REPORT

Staff presented the monthly report for November and December 2007 summarizing the building/zoning permit approvals which represents the totals for calendar year 2007. There were no comments or questions.

STAFF REPORT

Staff reported the following: 1) the Office of Planning and Infrastructure will be involved in a Hurricane Creek Watershed Association that is currently being formed, which will eventually include other watersheds. The start-up meeting is scheduled for February 28, 2008 at 6 p.m. at Valley Park. Anyone interested is invited to attend that meeting; 2) the draft revisions to the Putnam County Floodplain Management Program Ordinance have been approved by Robert Perry, the NFIP Coordinator for Counties. The proposed revisions will be presented at the February Planning Commission meeting for recommendation to County Commission at their March 4, 2008 meeting; and 3) the Putnam County digitized FEMA maps have been delayed once again and have been moved back to September 2008.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

There was no further new business to discuss.

ADJOURNMENT

Motion was made and seconded to adjourn. Motion carried unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Linda Bess, Secretary

Attest: _____
Presiding Officer

Minutes were approved: _____