

City of St. Clair
Planning and Zoning Board Meeting
December 14, 2009

Chairman Myrna Turner called the meeting to order at 7:00pm.

Ms. Myrna welcomed Nathan Tate to the P&Z Board as our newest member and introduced the other members; Ken Scott, Terry Gasaway, Carolyn Barnes, Beth Bailey and Mayor Blum. Ms. Myrna stated that we appreciate what Cherie Counts did for us while being on the Board and that she will be missed and that we understand why she had to resign.

Roll Call:

Ms. Myrna stated that the introduction of the members to Nathan was an unofficial roll call, but we have had a roll call.

Approval of Minutes:

Ms. Myrna asked that everyone read the minutes from our last meeting on September 14, 2009. Ms. Myrna asked for a motion to approve the minutes. Carolyn Barnes stated that her name was spelled wrong. Ms. Myrna asked that an E be added to Carolyn Barnes name. Mayor Blum made a motion to approve the minutes from September 14, 2009 and Ken Scott second the motion. Minutes were approved.

Old Business:

None

New Business:

Ms. Myrna stated we are going to talk about the Zoning Code and Land subdivision and mobile home park regulations. Ms. Myrna introduced Mr. Lang and gave him the floor. Mr. Lang introduced himself as the President of the Lang Gang and stated that the City had hired him to do two things. One was to work with the City to adopt a new comprehensive plan for the City. The second thing is a rewrite of the Zoning Code and Land subdivision and Mobile Home park regulations. Mr. Lang started with the Land subdivision regulations. Mr. Lang stated that some of the changes to the regulations are, Dwelling display plat procedure, Minor subdivision review by city staff (to save time and money for the developer/contractor), added a FEE ordinance. Mr. Lang stated that a stream bank easement of 25' was added to protect the City and the homeowner. Beth Bailey asked the question of when would this go into effect. Mr. Lang stated that it would go into effect when the City adopted the new zoning code and land subdivision

regulations. Terry Gasaway asked a question as to the size of a mobile home park being 3 acres. Mr. Lang stated that both large and small mobile home parks have benefits. He said that the management of the mobile home park is the key. Mr. Lang is to look at aesthetics of mobile home parks to add changes to document for approval by the Board of Aldermen.

Mr. Lang started on the Zoning Code and stated that the existing code was adopted in 1971. He stated that a lot of things rules and regulations are out dated and the City is to adopt a whole new zoning code. Mr. Lang stated that Article VII has the most changes. Mr. Lang stated that Commercial and Industrial property has been added to the Planned Unit Development regulations. Mr. Lang stated that he would be here for the public hearing to make a shorter presentation and answer any questions that anyone might ask. Ms. Myrna thanked Mr. Lang for the work and the presentation that he made on the material. She told everyone to take the material home and read. She also asked when the public hearing would be held. Jim Arndt stated that it would be at the next regular P&Z meeting on Jan. 11, 2009.

Public Comments:

Ms. Myrna asked a gentleman in the audience if he had any questions. He said that all he had to say was to take the time and do it right.

Commission Members Items:

None

Adjournment:

Ms. Myrna asked for a motion to adjourn. Terry Gasaway made a motion to adjourn, Ken Scott second the motion. The meeting was adjourned.

Approved by: _____

Chairperson- Myrna Turner