

City of St. Clair Planning & Zoning Board Meeting February 8, 2010

Chairman Myrna Turner called the meeting order at 7:16pm.

Roll Call:

Doug Komo, Ken Scott, Terry Gasaway, Beth Bailey, Mayor Blum & Myrna Turner were present. Absent; Nathan Tate and Carolyn Barnes

Approval of the Minutes:

Chairman Turner asked for a motion of accept the minutes of the January 11, 2010 meeting. Ken Scott made the motion of accept the minutes and Doug Komo second the motion. Minutes were approved.

Scheduled Business:

Chairman Turner introduced the public hearing for the zoning change for property located at Lay Street and North Street. Chairman Turner stated that the property was the location of a car wash across the street from the "Old IGA Store", consisting of 5 lots, #10, 11, 12, 13&14- Block 3 of Hibbard Subdivision. Chairman Turner stated that the owner would like to have it rezoned from C-2, General Business District, to R-1c, Single Family District. Chairman Turner asked everyone to look at the material and to ask any questions that they might have.

Doug Komo asked about the grade of the property for driveways into the new homes.

Contractor for the property owner said that they were planning on cutting the grade down so the driveways would not be so steep.

Doug Komo asked if there was going to be concrete front porches and sidewalks for looks to the property. The property owner's contractor said that there would be concrete front porches, sidewalks leading to a concrete driveway.

Terry Gasaway asked the owner if they were going to build single family homes, were they going to sell them or rent them. The owner's contractor stated that their first choice is to sell the homes and would only rent them if they had too.

Doug Komo asked the Fire Chief Tim Wideman if he would have any problems with getting his fire equipment through the area.

Chief Wideman stated that his only concern was the steep grade of the last driveway being 12% or more, he would drag the front of the truck and the back of the truck as well. He said that an ambulance would drag as well.

Owner's contractor stated that there is one utility there and it can be moved fairly easy and the grade can be cut down to match the old entrance to the property off of North Street.

Terry Boland, property owner, stated that every effort will be made to sell each of the houses, that he is not interested in renting.

Chairman Turner stated that they, the owner, have met all of the criteria, turned in a plat drawing. She asked the members if they are ready to make a recommendation.

Terry Boland stated that he can not imagine the property being anything commercial at this point. He stated that it would be an easy transition to residential. He stated that he has tried to sell it as commercial for a long time to no avail.

Chairman Turner asked motion to recommend to the Board of Aldermen to rezone the property from C-2 to R-1c. Terry Gasaway made the motion to rezone the property from C-2 to R-1c. Beth Bailey seconds the motion. The motion past unanimous.

Chairman Turner asked for a motion to adjourn. Mayor Blum made a motion to adjourn. Ken Scott seconds the motion. Chairman Turner closed the meeting.

Chairman Myrna Turner