

Minutes for a Planning Commission meeting held at City Hall March 14, 1989 at 8:00 P. M. Present were Commission Chairman Grant Pay, members Glade Robbins, Ione Anderson, Ken Kelley and Lynn Smith. Also present were City Councilman Sherman Jones and petitioner Darwin Starks. Mr. Starks is interested in annexing his property.

Mr. Pay called the meeting to order at 8:07 and the invocation was offered by Mrs. Anderson.

Darwin Starks- annexation Darwin Starks wishes to annex his property which is adjacent to Archie Johnson's property and fronting on Main Street as it leaves town to the west. He has 2.01 Acres but because of water requirements will only be able to bring in $1\frac{1}{2}$ acres. He questioned the possibility of annexing as T-5 or Industrial but Mrs. Smith explained he had insufficient property for T-5 and that an Industrial zoning would not be in keeping with the Master Plan.

Mr. Starks asked if the City would be interested in allowing him to bring in all his property because of the increase of road frontage which may affect the class C road funds for the City. His frontage is 662 feet and this would be decreased if he were limited to $1\frac{1}{2}$ acres. The commission didn't know if that would be possible but Mr. Jones may know that information and could be questioned when he arrived.

Mr. Kelley pointed out that if the property were annexed commercial it would follow the Master Plan and that $1\frac{1}{2}$ acres could still be annexed. He reviewed the section of the ordinance pertaining to the $1\frac{1}{2}$ acre requirements. Mr. Jones entered the meeting at this point. He was informed about the meeting up to that point. It was the general consensus that Commercial Zone should follow Main Street as it angles out of town and that would be the logical zone for Mr. Starks property.

Mr. Pay questioned Mr. Jones about the advantage to the City for class C road fund if Mr. Starks were allowed to bring in the whole 2.01 acres. Mr. Jones was not sure about the road funds but pointed out that the City would need to stay as close to the ordinance as possible.

Mr. Starks felt there would be no problems for him to annex commercial.

Mr. Jones asked about the possibility of a road along the eastern end of Mr. Starks property. He said that if Mr. Starks could give the City the footage needed that the City would probably allow the entire lot to be annexed. Mrs. Smith asked where Mr. Starks home is located. He said that it is about 25' from the eastern property line. Since the City requires 56' for a road this would put the home awfully close to the road. Mr. Pay pointed out that the home then would not meet side yard requirements for a corner lot but Mr. Jones said it would be considered non-conforming. If the Johnson's were willing to give the additional footage needed there should be no problem. He recommended annexation of the entire 2.01 if Mr. Starks would commit to giving property for the roadway to the City. He told Mr. Starks to decide how much footage he is willing to give up for a road and make a proposal to the City Council. Mr. Kelley made motion to approve Mr. Starks a application for annexation and recommended that the City Council waive the water requirements for the additional $\frac{1}{2}$ acre in favor of future considerations of road right of ways. Mrs. Anderson seconded the motion and the vote was unanimous.

Mr. Kelley amended his motion to the extent that if the City Council rejects annexation of the entire lot, the commission recommends the annexation of $1\frac{1}{2}$ Acres. The commission agreed to this clarification.

Mrs. Anderson explained the procedure for continuing the annexation process and Mr. Starks left the meeting.

Mr. Jones was concerned that the commission should have insisted that property be given for the road since 5th West will extend to this very place when the city expands. The commission felt that Mr. Sarks had seemed agreeable to giving some property and it was left at that.

Mrs. Smith asked about the figures still needed to complete the Master Plan and Mr. Jones told her that Mrs. Tasker has them. Mrs. Smith agreed to contact her and get the information to the members that need them for the completion of the Master Plan.

Mrs. Smith asked about when the next Planning meeting should be and Mr. Jones said that the City Council was busy with the Senior Citizen remodeling and the remodeling for the E.M.T.'s building and that there was no hurry. It was agreed to wait until the following month unless more business came up.

Minutes from previous meeting. The minutes were read and approved.

Adjournment. Mr. Pay moved to adjourn and Mrs. Smith seconded. The vote was unanimous. The meeting ended at 9:37.

Grant P. Pay
Chairman

April 11, 1989
Date approved

Lynn A. Smith
Secretary.