

THE MANCHESTER PLANNING COMMISSION MINUTES
August 15, 2022

Chairman Mark Williams called the meeting to order at 5:30 P.M.

MEMBERS PRESENT: Chairman Mark Williams, Secretary Linda Bryan, Ward Johnson, Leif Swanson and Elissa Fletcher

MEMBERS UNABLE TO ATTEND: Mayor Marilyn Howard, Vice Mayor Mark Messick

NON-MEMBERS PRESENT: City Engineer Scot St. John, Codes Director Brittany Fiske, Office Mgr. Grace Frazier & others.

NON-MEMBERS UNABLE TO ATTEND: None

APPROVAL OF JULY 18, 2022 MINUTES:

Motion by Ward Johnson to approve, seconded by Leif Swanson. Approved unanimously.

BUSINESS:

Site Plan: 93 Interstate Dr. for Coffee County Farmers Co-op tire shop facility

This site plan is for a new building for the tire shop facility at the Co-op. The proposed new building is 50' x 78' and a portion of the existing fertilizer storage building is being removed for the new installation. A new concrete pavement area is being stalled to allow turn around of trucks. No new impervious area is proposed.

Recommendation:

Staff recommends approval of the site plan. All review comments have been addressed.

Motion by Linda Bryan to approve, seconded by Leif Swanson. Approved unanimously.

Rezoning: Haley Drive, Map 085C, Group C, Parcel 005.01 for Chad Stacy, currently zoned R-3 request to be zoned R-4 for multi-family housing. Currently the land use plan shows C-3, General Commercial, for future use of the property.

Motion by Leif Swanson to send to BOMA with a positive recommendation, seconded by Elissa Fletcher. Approved unanimously.

Rezoning: 284 Hunt St. for Jeff Lowe from R-3 to R-4 for multi-family housing. April Ray, that lives in front of the subject property voiced her concern of traffic and overcrowding on the lot. Currently the land use map shows the area as medium density residential.

Motion by Linda Bryan to send to BOMA with a negative recommendation, seconded by Ward Johnson. Approved unanimously.

Rezoning: Madison St. Map 076P, Group F, Parcel 023.01, for Josh Moore from R-3 to R-4 for apartments. The current land use plan shows the parcel as medium density residential. Large portions of the lot are in the Floodway and Floodplain

Motion by Leif Swanson to send to the BOMA with a positive recommendation, seconded by Elissa Fletcher. Unanimously approved.

Rezoning: 815 Mill St. for Josh Moore from R-3 to R-4 for apartments. The current land use plan shows the parcel as medium density residential. A corner portion of the lot is showing in the flood plain.

Motion by Ward Johnson to send to BOMA with a positive recommendation, seconded by Linda Bryan. Approved unanimously.

Report of Chairman: NONE

Report of Engineer/Codes Dir.

Director Fiske informed the Commission that the annual training has been set for November 2, 2022 at 8:30 at the Coffee County Administrative Plaza.

Motion to adjourn at 6:10 PM by Linda Bryan, seconded by Ward Johnson. Approved unanimously.

Chairman

Secretary

Chairman Mark Williams called the meeting to order at 6:11 P.M.

MEMBERS PRESENT: Chairman Mark Williams, Secretary Linda Bryan, Leif Swanson, Elissa Fletcher and Ward Johnson.

MEMBERS UNABLE TO ATTEND: Mayor Marilyn Howard and Vice Mayor Mark Messick

NON-MEMBERS PRESENT: City Engineer Scot St. John, Codes Director Brittan Fiske, Codes Office Assistant Grace Frazier and others.

NON-MEMEBERS UNABLE TO ATTEND: NONE

APPROVAL OF MINUTES: NONE

BUSINESS:

Variance:

505 Riverside Dr. for Carolyn Wright. Zoned R-2

The lot width at the building set back should be 100 ft. but the lot width is only 70 ft. If a home is constructed the setbacks for R-2 will still have to be met.

Motion by Elissa Fletcher to approve, seconded by Linda Bryan. Approved unanimously.

Report of Chairman: None

Report of Engineer/Codes Director: None

Motion to adjourn at 6:15 P.M. by Linda Bryan, seconded by Elissa Fletcher.

Approved unanimously

Chairman

Secretary