

## **CALL TO ORDER**

Mayor Altnauer called to order the public hearing on the above date. Council members Brenda Thompson, Anthony Sells, Tim Smith and Brandie Owens were present. City Attorney John Nix and County Planner Tara Cooner were also present as were members of the public.

## **PLEDGE OF ALLEGIANCE**

Mayor Altnauer called for and led the Pledge of Allegiance.

## **PUBLIC HEARING – PROPOSED INSTALLMENT SALE AGREEMENT FOR THE FINANCING OF CITY HALL.**

Mayor Altnauer called the public hearing to order on the proposed installment sale agreement for the financing of city hall. He called for public comment for or against. There were no public comments. Mayor Altnauer stated that the public meeting for the sale agreement was now closed.

## **CONSIDERATION OF THE ADOPTION OF A RESOLUTION OF THE MAYOR AND CITY COUNCIL AUTHORIZING, AMONG OTHER THINGS, THE EXECUTION OF DOCUMENTS RELATING TO THE FINANCING OF CITY HALL.**

Attorney Nix advised the council these were the same documents but just a different lender. He said you will get a complete set of all the closing documents.

Brenda Thompson made motion to adopt the resolution of the Mayor and City Council authorizing, among other things, the execution of documents relating to the financing of City Hall and to give the Mayor authorization to execute the documents. Tim Smith seconded, all voted in favor and motion carried.

**PUBLIC HEARING – CONDITIONAL USE REQUEST BY TED MEDFORD FOR  
CONDITIONAL USE APPROVAL TO OPERATE CARPENTRY SHOP ON .27 ACRES  
LOCATED AT 159 NEWBORN ROAD (TAX PARCEL R04-052)**

Brandie Owens recused herself at this time. Morgan County Planner Tara Cooner addressed the Council and said that they were not able to make a decision on the conditional use or variance at the last meeting. She said Mr. Medford

came by her office and they discussed other options. The first issue you need to decide is if you agree to the conditional use for a carpenter shop.

The impervious surface should have four parking spaces and one handicap.

The zoning ordinance does not allow gravel for parking spaces.

Parking area will be 2000 sq. ft. with an apron of 20 sq. ft.

I suggest a 10% impervious surface variance.

The entrance comes from the adjacent property.

There will be no access from Newborn Road, he will need an access easement from the adjoining property before a certificate of occupancy can be granted.

There will need to be a buffer along the edge of the property because of because it is commercial and the storm water management plan.

I would suggest the council allow building inspector Chuck Jarrell to decide what is appropriate.

The comp plan requires the front of the building to have stone, brick and no roll up doors. I

would also suggest you give Chuck Jarrell the discretion to approve that plan.

If the council is okay with the carpenter shop there is a memo attached with conditions 1-4 and I ask that it is attached and made part of the minutes.

(Memo attached to minutes). \*

*A copy of the memorandum is available at City Hall.*

Ted Medford stated the request for setbacks is withdrawn, I am fine with this. If the council agrees on the carpenter shop, then I am in agreement with all of this.

Tony Sells said as far as the paving goes, he will need a variance to go over to the other property. Mr. Medford said that he will have a legal easement.

## **PUBLIC COMMENTS IN FAVOR OF APPLICATION**

Mayor Altnauer called for public comments in favor. There were none.

## **PUBLIC COMMENTS IN OPPOSITION OF APPLICATION**

Mayor Altnauer called for public comments if there was opposition. There were none.

Mayor Altnauer announced that the public hearing was now closed.

Tony Sells made motion to approve the carpentry shop as a conditional use located at 159 Newborn Road subject to the memorandum with the four conditions below:

1. Grant a 10% variance to the impervious surface maximum percentage allowed by ordinance. Calculations for impervious surface shall encompass necessary improvements on the adjacent property (145 Newborn Road).

All remaining paved surface, required by code or desired by applicant, must be porous concrete or porous asphalt.

All other areas on the property must be grassed.

No parking allowed on grassed areas at any time.

No gravel may be used in lieu of paved surface.

2. Grant the Director of Planning & Development the discretion to determine appropriateness of landscaping, as required in the zoning ordinance for buffer requirements, in relation to stormwater detention facilities. Landscaping plan to be submitted with building site plan for approval.

3. Entrance to the property must be from the adjacent property (145 Newborn Road). No direct

access to be provided to Newborn Road.

Applicant must obtain an access easement from adjacent property owner for ingress/egress. Easement must be recorded and a copy of the recorded easement paperwork must be provided to the Planning & Development Office before a Certificate of Occupancy will be issued.

4. Building façade must be brick with decorative elements and designed to appear as a storefront. No roll-up doors to be allowed on the front. Grant the Director of Planning & Development the discretion to approve façade as part of plan review and approval.

Brenda Thompson seconded, all voted in favor and motion carried.

**PUBLIC HEARING – REQUEST BY TED MEDFORD FOR A VARIANCE TO THE SETBACK REQUIREMENTS FOR THE C1 ZONING DISTRICT ON .27 ACRES LOCATED AT 159 NEWBORN ROAD (TAX PARCEL R94-052)**

Mayor Altnauer asked Mr. Medford if he was going to withdraw the variance request. Mr. Medford said yes, he was withdrawing the request.

**PUBLIC COMMENTS IN FAVOR**

Mayor Altnauer called for public comments in favor. There were none.

**PUBLIC COMMENTS IN OPPOSITION**

Mayor Altnauer called for public comments in opposition. There were none.

Tim Smith made motion to adjourn at 7:30 pm. Brenda Thompson seconded, all voted in favor and motion carried.

**ADJOURN**

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Bruce Altnauer Mayor Debbie Kilgore City Clerk