

Town of Tyrone  
Planning Commission Minutes  
February, 28 2013

**Present:** Gordon Shenkle, Chairman  
Michael Sanak, Commissioner  
Judy Jefferson, Commissioner  
Chris Wigginton, Commissioner  
Patrick Stough, Town Attorney  
Dina Rimi, Zoning and Development Coordinator

**Absent:** David Nebergall, Vice Chairman  
Kyle Hood, Town Manager

**Call to Order**

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

**Approval of Agenda**

Commissioner Jefferson made a motion to approve the agenda. Commissioner Wigginton seconded the motion; approved 3-0

**Approval of Minutes – January 24, 2013**

Commissioner Sanak made a motion to approve the minutes from February 14, 2013. Commissioner Jefferson seconded the motion; approved 3-0

**New Business**

- 1. To consider submittal of Preliminary Plat for property owner, Shaw Custom Homes for a 35.72 acre plat located on Laurelwood Dr., Tax Parcel # 0742002.**

Mr. Rob Graham, owner of Shaw Custom Homes approached the Planning Commission stating that he has applied to have a preliminary plat for a residential subdivision approved. The subdivision would consist of ten (10) residential home sites. The plat has been developed to meet the CR-3 zoning conditions.

Commissioner Sanak asked if there were a lot of changes to the utilities on site to meet the requirements. Mr. Shaw explained that there were not many and that Fayette County Water Department required a letter stating if any water lines need to be moved that the developer would pay for all costs involved in the moving of the lines. Mr. Shaw explained that he provided a copy of this letter to Ms. Rimi.

Commissioner Sanak made a motion to approve the preliminary plat for Laurelforest. Commissioner Jefferson seconded the motion; approved 3-0.

**2. To consider submittal of Preliminary Plat for property owner, Hobgood Family L.P. for a 40.86 acre plat. Tax Parcel # 0766019.**

Mr. Rick Sewell spoke as the authorized agent for the Hobgood Family L.P., who is the owners of the property, explained that the 40.86 acre plat would be divided into 9 lots. Mr. Sewell explained that these lots are zoned M-2 Heavy Industrial and range in size from 3 acres to 6 acres with the average being 4 to 5 acres. The owners intent is to make buildable lots so that any companies that are interested in a lot these will be ready for them. Hobgood Family L.P. has been marketing the 40 acres and has not had any interested parties, due to this they have decided to go ahead and prepare the land for companies that do not need 40 acres. Mr. Sewell informed the Planning Commission that currently a Fayette County business that is looking to move to a larger facility and is interested in this location. Mr. Sewell explained that the Fayette County Environmental Health has asked for a more in depth study of the soils which will be provided at the final plat stage.

Chairman Shenkle asked if the opening in the highway divider is currently in place. Mr. Sewell explained that this is an existing break.

Commissioner Wigginton asked where the access to lots one and two would be through deceleration lanes on Hwy 74. Mr. Sewell explained that lot one would be served off of Peggy Lane and Lot 2 would be served off of Hwy 74 as well as lot 9.

Chairman Shenkle asked Ms. Rimi for staff comments on this item. Ms. Rimi explained that they have complied with all requirements.

Commissioner Jefferson made a motion to approve the preliminary plat for Hobgood Business Park. Commissioner Wigginton seconded the motion. 3-0

**Public Comments**

None

**Staff Comments**

Ms. Rimi informed the Planning Commission of the next meeting on March 13, 2013 which will be a retreat. Ms. Rimi also informed the Planning Commission that the Town of Tyrone has issued three new single family home permits in the month of February.

**Commissioner Comments**

Chairman Shenkle has requested that the Town staff looks into getting Wi-Fi for Town Hall.

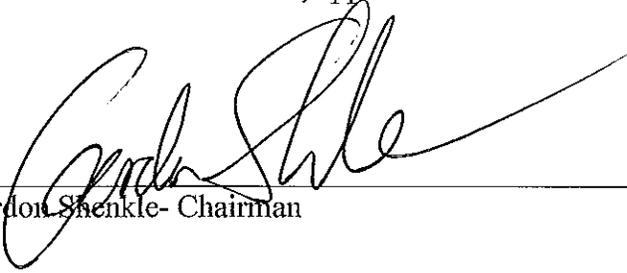
Chairman Shenkle addressed the fact that he would like to see the Town of Tyrone assist with the movie studio coming to Fayette County. Chairman Shenkle stated that he would like to see an arts

and craft fair in the town. Chairman Shenkle stated that he feels an art fair will bring people to the town and increase interest in the town.

Commissioner Jefferson would like to thank everyone who was part of the EMC meeting. Commissioner Jefferson stated that she felt it was an incredible day, well planned and very futuristic in nature. After a discussion that Planning Commission requested that staff add this item to the April, 2013 Planning Commission Workshop.

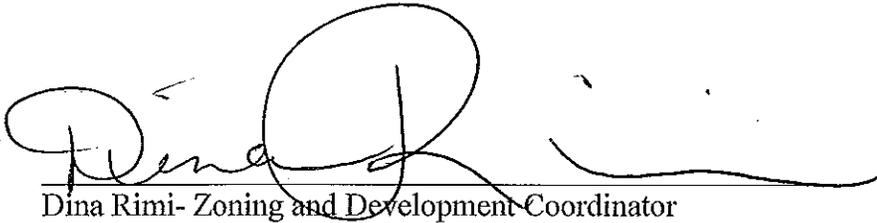
### Adjournment

Commissioner Wigginton made a motion to adjourn the meeting at 7:42 P.M. Commissioner Sanak seconded the motion; approved 3-0.



Gordon Shenkle- Chairman

Attest:



Dina Rimi- Zoning and Development Coordinator

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