

Town of Tyrone
Planning Commission Minutes
July 24, 2014

Present: Gordon Shenkle, Chairman
David Nebergall, Vice Chairman
Wil James, Commissioner
Judy Jefferson, Commissioner
Patrick Stough, Town Attorney
Dina Rimi, Zoning and Development Coordinator

Absent: Kyle Hood, Town Manager

Call to Order:

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

Approval of Agenda

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

Approval of Minutes- July 10, 2014

Vice Chairman Nebergall made a motion to approve the minutes with corrections. Commissioner James seconded the motion; approved 3-0.

New Business

1. Discussion regarding permitted and conditional uses in the Downtown Commercial (C-1) zoning district.

Ms. Rimi explained that this is a continuation of the staff reviewing the zoning ordinance for items that may be in conflict or may need to be amended.

The Planning Commission discussed these items and requested that the staff move forward with a text amendment on the following items:

Permitted Uses

1. It was decided that in Article V, Dog Grooming would be listed as a conditional use in the C-1 Zoning District. The current conditions for Dog Grooming, that are located in Article VII, will remain in place and un-amended.
2. It was decided that in Article V, Electric transformer stations, gas regulator stations and telephone exchanges would be listed as a conditional use in the C-1

Zoning District. The current conditions for this use, that are located in Article VII, will remain in place and un-amended.

3. It was decided in Article V, General Building Contractors, Hardware Sales and Special Trade Contractors would be changed to a permitted use, due to there already being a stipulation that no outside storage is permitted in the C-1 Zoning district in Article VI.
 4. It was decided in Article V, Indoor sports facility would become a permitted use.
 5. It was decided in Article V Neighborhood recreation center or swimming pool would be changed to read “Outdoor Sports Facility and Swimming Pool” and the following conditions would apply to this use and to Mini Golf and Tennis Courts:
 - a. The facility shall be enclosed by a wall or fence and a buffer area ten(10) feet in depth to screen the adjacent properties. The fence or wall must be at least six (6) feet in height and any portion over six (6) feet must be transparent;
 - b. Loud speakers shall be prohibited;
 - c. Lighting shall be established in such a way that adjacent properties and roadways are not adversely affected and that no direct light is cast upon adjacent properties and roadways ; and
 - d. No outdoor activities after 10:00 pm
 6. It was decided that in Article V, Health Club and Day Spa would be changed to a conditional use and the current conditions located in Article VII would apply.
- 2. Discussion regarding permitted and conditional uses in the Highway Commercial (C-2) zoning district.**

Ms. Rimi explained that this is a continuation of the staff reviewing the zoning ordinance for items that may be in conflict or may need to be amended.

The Planning Commission discussed these items and requested that the staff move forward with a text amendment on the following items;

1. It was decided that in Article VII the conditions for Automotive parking establishment would read as follows:

Automotive parking establishment , golf cart sales and services, automobile impoundment yard , automobile impound lot, boatyard, truck repair, and motorcycle repair (C-2 M-1). All stock-in –trade must be screened in accordance

with screening provisions in the Land Development Ordinance and stock-in – trade must be stored on an impervious surface.

2. It was decided that in Article VII the conditions for Golf cart sales would read as follows;

Golf cart sales and services, automotive parking establishment , automobile impoundment yard, automobile impound lot, boatyard, truck repair, and motorcycle repair (C-2 M-1) All stock-in –trade must be screened in accordance with screening provisions in the Land Development Ordinance and stock-in – trade must be stored on an impervious surface.

3. It was decided that in Article V, Landscaping services would become a permitted use, due to there already being a stipulation that no outside storage is permitted in the C-1 Zoning district in Article VI.

Staff Comments

Ms. Rimi reminded the Planning Commission that there will not be a meeting on August 14, 2014.

Commissioner Comments

Commissioner Jefferson requested that Ms. Rimi speak to Mr. Hood, Town Manager regarding placing a sign on Highway 74 letting people know where the downtown district is in Tyrone.

Adjournment

Commissioner Jefferson made a motion to adjourn; approved 3-0.

Gordon Shenkle- Chairman

Attest:

Dina Rimi- Zoning and Development Coordinator

