

DRAFT PLANNING COMMISSION MEETING MINUTES
September 27, 2021

STATE OF MISSISSIPPI
COUNTY OF DESOTO
CITY OF HORN LAKE

Be it remembered that a City of Horn Lake Planning Commission meeting was held in the City Hall Court Room on September 27, 2021 at 6:00 PM, this being the time and place for said meeting. The following table reflects member attendance:

Member	Present	Absent
George Dixon		X
Chad Engleke	X	
Andrew Yeager	X	
Angie Little	X	
Linda McGan		X
Jay Stapleton	X	
Jimmy Stokes	X	
Janis Vidal		X
Staff	Present	
Robert Barber (Interim)	X (Zoom)	

The commission then took up the agenda as follows:

- 1) **Approval of Previous Meeting Minutes** – 8.30.21
- 2) **Old Business** - none
- 3) **New Business**
 - a) **Subdivisions** - none
 - b) **Site Plan and Design Review** - none
 - c) **Conditional Uses and Variances** - Case #2051CU Conditional Use application by Courtney Bell/Trio Hookah Bar and Lounge for a Hookah Bar/Lounge 1403 Goodman Road

AGENDA ITEM 1

Minutes for August 30, 2021 were approved. Commissioner Stokes made the motion to approve, and Commissioner Yeager seconded, and the motion carried.

AGENDA ITEM 3c: Bob Barber introduced and presented the following case:

CASE NO.:	#2#2051CU (Hookah Bar)
PROJECT:	Conditional Use for Hookah Bar/Lounge
ZONE	Current Zoning is PUD (golf course)
ADDRESS:	1403 Goodman Road
APPLICANT:	Courtney Bell/Trio Hookah Bar and Lounge
DATE:	9.27.21

BACKGROUND DISCUSSION:

The applicant is requesting a conditional use approval for Hookah Bar/Lounge in the C-4 Zone. In order to be considered, applicants for a Conditional Use must address the following questions adequately:

- a) *Will this use substantially increase traffic hazards or congestion?*
- b) *Will this use substantially increase fire hazards?*
- c) *Will this use adversely affect the character of the neighborhood?*
- d) *Will this use adversely affect the general welfare of the City?*

- e) *Will this use overtax public utilities or community facilities (including streets, schools, and public utilities)?*
- f) *Is this use in conflict with the Comprehensive Plan?*

MR. BARBER Stated the item was a public hearing.

STAFF COMMENTS:

- 1. The proposed site is in an existing shopping center as illustrated.
- 2. Planning Commission should consider any conditions needed to ensure orderly and attractive operation.
- 3. Establish time limit on the application if for approval.
- 4. If recommended for approved, the applicant shall proceed to the Board of Aldermen for final approval.

DICUSSION AND ACTION

Ms. Bell represented the application stating that she wanted to have pool tables, darts, a lounge and a Hookah bar as a part of her operation. She stated that operating hours would be:

Sunday, Wednesday and Thursday: 12p to 12a
Friday and Saturday: 12p to 2a
Monday and Tuesday: Closed

She stated the property was vacant now and that all fire codes would be observed.

Commissioner Stokes stated that nearby tenants would be impacted by the smell. He stated that the Commission should be very careful with the application because this would be a first for Horn Lake and the County.

Commissioner Little as how age would be controlled. Ms. Bell stated that they would check ID and that there would be a dress code.

Commissioner Stapleton stated he believed that the business might be a fire hazard. Ms. Bell stated they would abide by all fire codes.

The Commission discussed the level of noise and the potential for noise issues.

Chairman Engleke asked if anyone from the public would like to speak. Mr. Francis J. Miller spoke stating that the use was worthless and would be a fire hazard, age could not be controlled, smell would be bad, and it will be a crime problem.

After discussion, Commissioner Stapleton moved to approve the application with a 60db noise level maximum outside and a one year times limit, and subject to City fire codes. Commissioner Little seconded the motion.

Commissioner Little and Stapleton Voted for the motion, Commissioners Yeager and Stokes voted against the motion. Chairman Engleke broke the tie by voting to against the motion and effectively recommending denial to the Mayor and Board of Aldermen.

Mr. Barber stated the recommendation would go before the Mayor and Board on October 19, 2021.

There being no further business, the meeting was adjourned.

