

PLANNING COMMISSION MEETING MINUTES
October, 26th, 2020 Called Meeting

1. Call to Order
2. Roll Call and Pledge
3. Minutes from 9.28.20
4. New Business
 - a. Case #2006 PUD Amendment
 - b. Case #2008 Minor Subdivision
 - c. Case #2009 Site Plan
 - d. Case #2007-A Conditional Use
 - e. Case #2007-B Site Plan
 - f. Commissioner Training – Executive Session
5. Adjourn

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 Monday, October 26th, 2020. The meeting was conducted via optional Zoom Video and Conferencing due to the current Covid-19 pandemic.

PRESENT: Commissioners Englke, Yeager, McGan, Kendall, Stokes, Ray and Vidal, and staff Ethan Greene present. Commissioner Klein Absent.

Approval of Minutes

The minutes from 9.28.20 were presented and approved unanimously.

New Business

Case #2006

Staff introduced the application of a PUD amendment, submitted by Kimley Horn, representative present. Commissioner Kendall made a motion to approve and Commissioner Ray seconded. There was brief discussion on the intent of the land use and size of the buildings. Roll was called and passed unanimously, one absent.

Case #2008

Staff introduced the application of a Minor Subdivision, submitted by Ben Smith on behalf of a Mr. Gonzalez. Mr. Smith noted that the applicant was simply tired of mowing such a large yard and was going to sell the extra parcel for use as another residence. Commissioner Yeager made a motion to approve and Commissioner Ray seconded. The motion carried unanimously.

Case #2009

Staff introduced the application of a site plan, submitted by Ben Smith, for a convenience store. Staff noted there were no architectural drawings, which were usually included in the site plan process. Commissioner Vidal made a motion to table and Commissioner Englke seconded. Mr. Smith asked for the site plan to be approved conditionally to the architectural hearing, but the motion passed to table unanimously.

Case #2007-a

Staff introduced the application of a conditional use for fuel pumps at a convenience store, submitted by Ben Smith, present. Staff noted that the area surrounding was residential, and recommended consideration of neighborhood character. Mr. Smith pointed out that just to the north is a dollar store, and that without fuel pumps, a convenience store can't make money. Commissioners pointed out that an overabundance of gas stations could be damaging to the character of the city. Mr. Smith replied that it was not the city putting up the money or assuming the risk. Commissioner Yeager made a motion to deny and Commissioner McGan seconded. The motion passed 4 in favor, 3 opposed: Commissioners Englke, Yeager, McGan, and Vidal in favor, Kendall, Stokes, and Ray opposed.

Case #2007-b

Staff introduced the application of a site plan for the convenience store to be accompanied by the denied fuel pumps at the request of Mr. Smith. Commissioner Englke made a motion to table and Commissioner McGan seconded. It passed 6 in favor, one opposed, with Commissioner Kendall being the nay vote.

Commissioner Training

The commission went into executive session to hold a training session involving applications not yet public.

The commission exited executive session. There being no further business, the Commission voted to adjourn.

The next meeting of the Commission is October 26th, 2020.

Respectfully submitted,

Ethan A. Greene – Planning Director