

PLANNING COMMISSION MEETING MINUTES
November, 30th, 2020 Called Meeting

1. Call to Order
2. Roll Call and Pledge
3. Minutes from October 27th, 2020
4. Old Business
 - a. #2007 – Johnston Convenience Store Site Plan
 - b. #2009 – Bouchillon Convenience Sore Site Plan
5. New Business
 - a. #2010 – Willow Point Preliminary Subdivision
 - b. #2011 – Conditional Use Century Car Wash Sign
 - c. #2012 – Variance for ECMS Circle K
 - d. #2013 – Variance for Architectural Standards 662 Tire
 - e. #2014 – Site Plan for Garage Storage 662 Tire
6. Planning Commissioner Training
7. 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, November 30th, 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, Klein and Vidal, and staff Ethan Greene present.

Approval of Minutes

The minutes from 10.27.20 were presented and approved unanimously.

Old Business

Case #2007

Staff reintroduced case 2007 with information on the board's appeal. The site plan was approved, and the commission, with a motion from Com. Stokes and a second from Com. Kendal, voted unanimously to approve with the condition that a separate design review hearing be held given the absence of those materials with the site plan application.

Case #2009

Staff reintroduced case 2009 with information on the board's appeal. The site plan was approved, and the commission, with a motion from Com. Englke and a second from Com. Ray, voted unanimously to approve with the condition that a separate design review hearing be held given the absence of those materials with the site plan application.

New Business

Case #2010

Staff introduced the application of a preliminary subdivision, noting that it was in a PUD that followed R9 zoning guidelines. There were some questions regarding the lot sizes as compared to the current subdivision to the east. Mr. Greene advised the commission that the line of questioning was reasonable but to avoid questions in regards to cost. The applicant addressed concerns of size, noting the same bulk regulations would be used across the board. The commission voted to approve unanimously with a motion from Com. Englke and a second from Com. Yeager.

Case #2011

Staff introduced the application of a EMCS conditional use. Staff read the report onto the record. Com. Yeager made the motion and Com. Englke seconded. There was no discussion. The vote carried unanimously.

Case #2012

Staff introduced the application of a variance for Circle K to be able to continue to use an electronic sign while re-facing the rest of the materials. Staff noted that because the variance hardship was self-created, they recommended denial of the variance. Staff also noted that if the commission felt that gas station should not be forced to used antiquated signage methods, they could recommend consideration for code revision to the board. They tabled the application and recommended the board allow consideration for sign code revision. With a motion from Com. Vidal and a second from Com. Stokes, the vote passed unanimously.

Case #2013

Staff introduced case 2013 by reading it onto the record. Staff noted that staff believed the site would be an improvement overall, but due to the circumstances arising through the applicant's own actions, it did not meet the test for variance and staff recommended denial. Planning Commission concurred that they believed the site to be improved but did not believe they had the authority to override a variance of this nature. They decided to send it to the Board of Aldermen by denying it, so that it might be appealed and considered by the board. Com. Stokes made the motion to deny, and was seconded by Com. Kendall. It passed 7 in favor, Com. Yeager opposed.

Case #2014

Case 2014 was not considered due to the denial of case 2013.

Respectfully submitted,

Ethan A. Greene – Planning Director