

PLANNING COMMISSION MEETING
September 24, 2018

Meeting Called to Order
Roll Call and Pledge
New Business
Applications:

1. Case No. 1816 – Joe Wiseman with Harris & Associates Land Surveyors, LLC – Request Preliminary Plat Approval – Fairfield Meadows PUD Section “G”

Old Business

2. Case No. 1813 – Charles and Tammy Juenger – Request a Conditional Use for a Barn in the A-R Zoning – 2905 Windsor Cv.

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, September 24, 2018 at 6:00 PM, this being the time and place for said meeting.

PRESENT: Commissioners: Robert Kendall, Danny Klein, Sharon Magee, Amy Marshall,
Larry Ray, and Janice Vidal
Staff: Willie Davidson Jr. – Planning Director
ABSENT: Commissioners: Debbie Holden and Jimmy Stokes

The minutes from the August 27, 2018 meeting were reviewed and Commissioner Ray made a motion to approve the minutes as submitted, seconded by Commissioner Kendall and passed with a unanimous vote.

New Business

- 1. Case No. 1816 – Joe Wiseman with Harris & Associates Land Surveyors, LLC – Request Preliminary Plat Approval – Fairfield Meadows PUD Section “G”**

Staff introduced the application as a request for Preliminary Plat approval for the creation of a one (1) lot commercial subdivision located at 4165 Goodman Road West. The subject property is located on the south side of Goodman Road, as parcels 108932000 0000104 and 108932000 0000108. The property is currently vacant and is zone C-1 Neighborhood Commercial within the Planned Unit Development. The applicant is seeking create a legal lot 1.04 acre in size for development as a commercial planned development. Staff concluded by noting that if approved, the applicant shall go to the Board of Aldermen for Final Plat approval on October 16, 2018. Staff recommendation was approval.

Mr. Joe Wiseman was present to answer questions from the Commission.

There being no questions for Mr. Wiseman, Commissioner Ray made the motion to grant preliminary plat approval for a one (1) lot commercial subdivision located at 4165 Goodman Road West, subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Marshall. The motion passed by a unanimous vote in favor.

Old Business

2. Case No 1813 – Charles and Tammy Juenger – Request Conditional Use for a Barn in the A-R Zoning District – Parcel 208204020 0002800

Staff re-introduced the application as a request for a conditional use for an accessory Barn in the A-R Agriculture Residential Zoning District. The subject property is located on the south side of Harriet Ann Drive and the west side of Claridge Court. The property is currently occupied by a Lake but vacant of any structures. The property is zoned A-R Agriculture Residential. The property is Lots 28A and 28B of Jefferies Hills Subdivision Section B as recorded in the Chancery Clerk's Office on March 4, 1998.

Staff noted that upon discussion with the Building and Fire Inspector, no temporary Use and Occupancy permits have been issued and there no ordinances in place that would warrant a temporary U&O permit. Staff noted that the inspectors would not sign off on a temporary U&O permit. Staff recommended to continue with the original motions from the staff report.

Tammy Juenger, the applicant, was present to answer any further questions from the Commission. Mrs. Juenger provided background and reasoning again for wanting the option with living quarters. Mrs. Juenger asked for clarification that the U&O permit would only be needed for one option. Mr. Davidson replied that the U&O permit would only be needed for the option with living quarters but the conditional use permit is still required for both options.

Commissioner Magee was not present at the previous meeting and did ask for Mrs. Juenger to brief her of the situation again. Commissioner Magee made the suggestion of subdividing the lot to allow the other primary structure and simply request the pole barn at this time.

Commissioner Vidal wanted to clarify that Mrs. Juenger was aware of her options that she could pursue with the property. Mrs. Juenger stated that she did understand the options and the reasoning behind them.

Through discussion, Mrs. Juenger decided to withdraw option A (barn with living quarters) and ask for a vote on option B (barn without living quarters).

Following the discussion, Commissioner Vidal made the motion to recommend approval to the Board of Aldermen meeting on October 16, 2018 for Option "B" Barn without living quarters located on parcel# 208204020 0002800, subject to staff comments and the following conditions. There being no additional conditions from the Commission, the motion was seconded by Commissioner Ray. The motion passed by a unanimous vote in favor.

All items on the agenda having been addressed and there being no further points of discussion Commissioner Klein made a motion to adjourn. Commissioner Vidal seconded the motion. The motion passed by unanimous vote.

Respectfully typed and submitted,

Willie Davidson, Jr. – City of Horn Lake Planning Director