

PLANNING COMMISSION MEETING MINUTES
January 25th, 2020 Called Meeting

1. Call to Order
2. Roll Call and Pledge
3. Approval of Previous Meeting Minutes [11/30/20]
4. New Business
 1. Case No. 2015 – PUD Amendment – Holly Ridge West/Baker’s Estates
 2. Case No. 2016 – PUD Rezoning – Hwy 51
 3. Case No. 2017 – Rezoning – 2906 Goodman Rd
 4. Case No. 2018 – Design Code Review – Tulane and Tulane E.
 5. Case No. 2019 – Minor Sign Code Revision
5. Discuss permitting recommendations
6. 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, January 25th , 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 11.30.20 were presented and approved unanimously. Ray with the motion, Commissioner Englke with the second.

New Business

Case #2015 Staff introduced the application of a PUD amendment. The applicant explained what was the intended purpose of the amendment, to allow a storage facility and RV park as a possibility. The applicant noted that it was not necessarily being built, and that it was not intended for permanent residence. Some questions were posed about the size of lots, but Staff explained that was an existing part of the PUD. Don Blalock of 5900 Hwy 51 spoke in concern of permanent residents, which he claims is a problem at Jellystone RV park near his home. Staff explained it is difficult to enforce. Francis Miller of Ward 5 spoke in favor of the amendment. The commission voted to approve unanimously with a motion from Com. Stokes, subject to engineer comments and a 45 day maximum occupancy addition, and a second from Com. Ray.

Case #2016 Staff introduced the application for rezoning of land from residential to PUD for the intended use of an RV park. Staff read the report onto the record. Questions were raised about who would own the park, and manage it, and enforce the 45 day limit. The applicant said it would be owned and operated by the applicant. They would enforce the rules. Mr Blalock spoke again, saying he was not against an RV park per say, but that there were not enough details for him to feel comfortable supporting the park. Mr. Miller supported the development. Com.

Englke made the motion to approve subject to engineer comments and Com. Kendall seconded. There was no discussion. The vote failed 3 to 4, with Coms. Englke, Kendall, and Vidal in favor, others opposed.

Case #2017 Staff introduced the application for rezoning from c4-c3. Staff read the report onto the record. Applicant stated the intended use was a discount store, and the only reason he was seeking a rezoning is because the use was not allowed in the current C4 zone. Mr. Miller spoke in favor of the rezoning. Com. Stokes made the motion to approve, and was seconded by Com. Vidal. It passed unanimously.

Case #2018 Staff introduced the application for a design review application. Staff read the report onto the record. Applicant answered questions about number of bays and pumps. There being no discussion, Com. Englke made the motion to approve, and was seconded by Com. Stokes. It passed unanimously.

Case #2019 Staff introduced the application for a minor sign code revision, allowing digital signs for gas pricing inside the sign district overlay zones. Staff read the report onto the record. Staff stated that this would allow gas stations to renovate without needing variances or manual copy signs. The rest of the regulations regarding digital signs would remain. Mr. Miller spoke in favor of the amendment. Being no further discussion, Com. Kendall made the motion to approve, and was seconded by Com. Englke. It passed unanimously.

Respectfully submitted,
Ethan A. Greene – Planning Director