

Agenda Items

1. Call to Order
2. Roll Call and Pledge of Allegiance
3. Approval of Previous Meeting Minutes 5/23/2022
4. **Old Business**
  - a) *Case #2079* – A request for a conditional use for a cemetery land use to be located at 4600 Church Road West in Horn Lake by Riyadh Elkhayyat, land owner; and AERC PLLC, via Doug Thornton, AIA, representative of owner; on land that is zoned as A-R, Agricultural-Residential District, consisting of approximately 80.73 acres +/- . (This case was tabled from the 4/25/2022, Planning Commission Meeting.)
5. **New Business**
  - a) *Case #2060* – A request for a site plan and design review (SPDR) for a Little Scholars day care land use at 2036 Goodman Road West, by Cheonshae Moore, land owner; ETI Corporation, engineer; and Metro Construction, builder, on 1.10-acres +/- . The subject parcel is currently zoned as C-4, Planned Commercial District.
  - b) *Case #2082* – A request for a conditional use (CU) for a gas station land use to be located approximately at 6180 Interstate Boulevard in Horn Lake by Creative Construction, LLC, aka Mr. Riten Patel, land owner; on land zoned Planned Unit Development (PUD), consisting of 3.06 acres +/- .
6. **Other Business**
  - a) Comprehensive Plan update
7. **Adjourn**

**Present:**

1. *City Planning Commissioners:* Chad Engelke (Chair), William Egner, Angie Little, Linda McGan, William “Bill” Mercer, Jimmy Stokes, and Janice Vidal. Andrew Yeager was absent.
2. *City Staff:* Chad Bahr, AICP, Planning Director; Tammy Woods, Planning & Building Office Manager; Daniel Feinstone, City Information Technology (IT).
3. *Gallery (Public Attending):* Matt Wolfe, ETI Corporation; Emily McGough, Vesta Modular Homes; and Mrs. Cheonshae Moore, Owner, representing Little Scholars, Case #2060; Ritan Patel, Land Owner; TJ Cates, City of Horn Lake, Economic Development Director.

**Note:** For brevity, the following representations may be used as abbreviations in these minutes.

- a. Chair = Chairperson of the Planning Commission
- b. Plgn Dir = City Planning Director
- c. RZ = Rezoning or Zoning amendment case
- d. CU = Conditional Use
- e. Mtn = Motion
- f. 2<sup>nd</sup> = Second to a main or primary motion

- g. V = Vote or result upon a made motion
- h. PC = City Planning Commission or Commissioner
- i. DE = Discussion ensued at some length upon the topic or subject indicated
- j. & = And
- k. PUD = Planned Unit Development type zoning classification
- l. MS = Mississippi

**Items:**

1. Chair Engelke called the meeting to order at 6:00 PM
2. The Chair led the group in the Pledge of Allegiance, he asked for the roll call, Linda McGan called the roll. Six Commissioners were present and one, Commissioner Andrew Yeager, was absent.
3. The Chair asked for consideration of the minutes from April 25, 2022, Planning Commission Meeting. Mtn: Jimmy Stokes made the motion to approve the minutes. 2<sup>nd</sup>: Janice Vidal. Vote Passed to approve the minutes, 6-0, with 1 absent.

**4. a) Old Business: Case #2079.**

**Chair** – Brought up consideration of Agenda Item – Cemetery – 4600 Church Road

**Plng Dir** – Owner – Riyadh Elkhayat, had recently requested the case tabled until August planning commission meeting. **Motion** – Jimmy Stokes. 2<sup>nd</sup> – Angie Little. **Vote:** Vidal – Yes, McGan – Yes, Little – Yes, Mercer – Yes, Stokes – Yes, Egner – Yes. **Motion:** Passed, 6-0, with 1 absent.

**5. a) New Business: Case #2060.**

**Chair** – A request for a site plan and design review (SPDR) for a Little Scholars day care land use @ 2036 Goodman Road West, by Cheonshae Moore, land owner; ETI Corporation, engineer; and Metro Construction, builder, on 1.10-acres +/- . The subject parcel is currently zoned as C-4, Planned Commercial District.

**Plng Dir** – Read through all power point slides, and said Site Plan & Design Review is about meeting the City’s architectural, site plan and landscaping standards. **Plng Dir**-highlighted flood plain elevation levels, dumpster enclosures, percentage of glass for south or front facade and building roof pitch. Also, going over the parking space standards and ADA requirements that must be met. Plng Dir went over the landscaping to make sure it brings the right type of balance to the site.

**Chair** – Asked if there were questions and/or comments or if the applicant’s development team had items of note. The applicant’s development team addressed the topics raised via the power point presentation.

**Motion** – Bill Mercer, made a denial motion until final drawings showing flood plain design of building can be presented to the PC. DE on topic/motion.

**Rescind** – Bill Mercer changed his motion to table the case until updated plans are submitted. 2<sup>nd</sup> – Angie Little.

**Vote:** Vidal – Yes, McGan – Yes, Little – Yes, Mercer – Yes, Stokes – Yes, Egner – Yes.

**Motion:** Passed, 6-0, with 1 absent.

**5.b) New Business: Case #2082.**

**Chair** – A request for a conditional use (CU) for a gas station land use to be located approximately at 6180 Interstate Boulevard (address unassigned and unofficial) in Horn Lake by Creative Constructions, LLC, aka

Mr. Riten Patel, land owner; on land zoned Planned Unit Development (PUD), consisting of 3.06 acres +/-

**Plng Dir** – Consideration of all factors from the City Zoning Ordinance, he presented a power point via the overhead screen, going over six (6) questions/factors from said zoning ordinance, including possible traffic hazards or congestion, fire hazards, general welfare of the city, neighborhood impacts, possible overtaxation (overuse) of public utilities or public facilities, and conformance with the city's comprehensive plan. Plng Dir – After review of application Case #2082 CU, a conditional use request for a gas station land use proposed to be located at approximately 6180 Interstate Boulevard, on land zoned PUD, with a recommended condition that if eventually approved, the applicant/owner/developer subdivide the property according to Chapter 34 of the Horn Lake City Code, he stated a possible motion of recommending approval to the board of alderman.

**Chair** – Asked if there are questions and/or comments. The applicant, Mr. Patel, spoke briefly and presented some possible picture renderings of the gas station and that he has built other gas stations in the area, namely in or around the City of Hernando.

**Little** – had concerns of the land being in the wetlands or flood plain.

**Egner** – asked about the precautions in place for gas spill.

**Motion** – William Egner, to recommend approval of the Conditional Use (CU) request based upon the suggested possible motion contained within the staff report, with the one subdividing condition attached to it.

**2<sup>nd</sup>** – Jimmy Stokes.

**Vote:** Vidal – Yes, McGan – Yes, Little – Yes, Mercer – Yes, Stokes – Yes, Egner – Yes.

**Motion:** Passed, 6-0, with 1 absent.

## **6. Other Business.**

### **a) Comprehensive Plan Update.**

The plng. dir. stated progress was being made in the formation of the Comp Plan Advisory Group. He added he was looking for a total of about 17 individuals and last count the number was up to about 13 individuals willing to volunteer to be on the group. He said he was looking to complete the group by people that are residents of Horn Lake and specifically in the 18-39 age demographic. He said he was trying to get good racial and age demographics representative of the city as a whole based upon 2020 Census Data.

Some DE upon the topic.

**Little** – Stated she thought her daughter would be interested in being in the group.

**Plng. Dir.** – He encouraged her to furnish her contact information to him for consideration.

## **7. Adjournment.**

**Chair** – Thanked everyone for being there.

**Adjourned at 6:47 P.M.** by unanimous vote.

Prepared by the Planning Dept. Office Manager and reviewed by the Plng. Dir. on 5-24 and 5-25-2022.  
Draft completed at 9:55 a.m. on 5-25-2022.

