

PLANNING COMMISSION MEETING MINUTES

August 10, 2020 Called Meeting

1. Call to Order
2. Roll Call and Pledge
3. New Business
 - a. Case #1955 Final Subdivision Approval – Bakers Acres Commercial Subdivision
 - b. Case #2001 – Turkey Creek Preliminary Subdivision Approval
 - c. Case #2001 – Turkey Creek Conditional Use
 - d. Case #2002 – McDonalds Design Approval
4. 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, August 10th, 2020. The meeting was conducted via optional Zoom Video and Conferencing due to the current Covid-19 pandemic.

PRESENT: Commissioners Klein, Yeager, Kendall, and Stokes, and Planning Director Greene.

New Business

Case #1955 Final Subdivision Approval – Bakers Acres Commercial Subdivision

- Staff introduced the application and presented the staff report with recommendations. The Chairman opened the floor comments from the commission. No questions were made, and applicant Ben Smith noted no changes had been made to the preliminary plat. Motion was made by Commissioner Kendall, seconded by Commissioner Stokes to approve the final subdivision application subject to the staff report. Motion carried unanimously.

Case #2001 Preliminary Subdivision Approval – Turkey Creek Subdivision

- Staff introduced case #2001, both an application for a preliminary subdivision and a conditional use. The Chairman opened the floor for questions. The developer representing the applicant fielded the questions. It was noted that the subdivision would not be gated. The developer did not have information on the heated/cooled square footage of the home. Commissioner Kendall notes that 1800 is a reasonable minimum. After discussion closed, a motion was made by Commissioner Yeager and seconded by Commissioner Kendall for the approval of the subdivision. It carried unanimously.
- For the conditional use portion of the application, the chair recognized public comment. Mr. Francis Miller at 7180 Benji Ave. pointed out that there was no red sign for the conditional use. Staff responded that the sign was only required for rezoning. Staff

would consult with Mr. Campbell; If staff were mistaken, staff would consider the vote null and void. No further comments were received. No questions came from the Commissioners. ***Roll for the vote will not be recorded. After consulting with the city attorney, staff found that staff's reading of the ordinance was correct – no signage is required for conditional use. However, it has been standard practice in Horn Lake to ask for a sign, and the attorney suggested that be continued for consistency's sake. The case will be heard after the sign has been posted.***

Case #2002 Design and Site Plan Review – McDonalds

- Staff introduced the application, noting that after a number of drawings, staff found the design to be consistent with the architectural standards within the ordinance. Discussion was opened by the Chairman. Questions on drive-thru capacity were fielded by the McDonalds representatives, stating between the double drive through lane and access road behind the McDonalds, they did not believe major traffic backup would be a problem. Commissioner Stokes noted that, at any grand opening, traffic may back up, and that it would be unwise to require capacity for the traffic at grand opening level permanently. After discussion, a motion was made by Commissioner Kendall and seconded by Commissioner Stokes to approve site plan and design review. It passed unanimously.

There being no further business, the Commission voted to adjourn.

The next meeting of the Commission is August 31, 2020.

Respectfully submitted,

Ethan A. Greene – Planning Director