

## **PLANNING COMMISSION MEETING MINUTES**

### **August 31, 2020 Called Meeting**

1. Call to Order
2. Roll Call and Pledge
3. Approval of minutes from 5.18.20, 8.10.20
4. Old Business
  - a. Case #2001 – Turkey Creek Conditional Use
5. New Business
  - a. Case #2003 rezoning of city property on Hurt road
  - b. Case #2004 Conditional Use mobile home Edwin road
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, August 31st, 2020. The meeting was conducted via optional Zoom Video and Conferencing due to the current Covid-19 pandemic.

PRESENT: Commissioners Klein, Yeager, McGan, Kendall, Stokes and Vidal, and staff Ethan Greene and Tammy Woods present. Commissioner Ray Absent.

### **Approval of Minutes**

The minutes from 6.29.20 and 8.10.20 were presented and approved 5 in favor, one opposed. Commissioner Vidal voted nay, noting that her name was not listed on the June 29 minutes, with Stokes' name mentioned twice. Current staff cannot confirm the attendance of commissioner as it was pre-hire date.

### **Old Business**

#### **Case #2001**

Staff introduced the application of a conditional use cemetery to accompany a religious building along Church road. Staff laid out conditions to receive special attention for a conditional use, planning staff recommended approval of the use.

Chairman opened floor to comments, initially from Horn Lake residents only. After clarification from city attorney, the floor was opened to nearby residents outside the city limits.

Danny Foster of 4865 Jonathan rd raised concern about traffic with construction so near a school. Greg Speltz of 4696 Church rd raised concerns of stormwater runoff and consistency with the comprehensive plan. Francis J. Miller of 7180 Benji Ave raises traffic concerns, but has no problem with a cemetery use as long as construction issues are mitigated. Jeanne Shannon of 1885 Gayfer Dr. says the cemetery use is bad character. Lucy Laart of 4511 Jonathan Dr. says

that she is concerned that the cemetery is the first step to an Islamic compound. Karen Hanna of 4260 Church echoes concerns about school children and traffic. Jason Downs of 5291 Horn Lake asks if this would change the zoning from AR to allow anything else. Planning staff notes this is purely for a cemetery and zoning will remain the same. Anita Reiney speaks and does not support or oppose the development, but notes that she believes the cemetery is consistent with the comprehensive plan and conditional use requirements. Kathy Raby of 2690 Church Rd notes that “we will oppose” any development on the piece of land in question. Bob Harrison of 2952 Church Rd. notes a cemetery and religious building would not bring any taxes or revenue to the city. A Holbrook out of 1811 Church notes that the road is not wide enough to support traffic for a mosque. A husband and wife from 2624 Eifel Ln (Bontaire Subdivision) note that calls to prayer would be heard for miles several times a day, often early in the morning. Also notes that Muslim burial practices don’t include coffins, and many residents drink from the well water from the ground where bodies are buried. He also notes that there are 500 parking spaces. The engineer on behalf of the property owner, Nicolas Kreunen spoke and notes that this application is just for a cemetery. The parking is not a formal site plan, but an image to show where the cemetery will be located. Commissioner Vidal makes a motion to deny the conditional use. Commissioner McGan seconds. Motion carries six in favor, none opposed, one absent.

## **New Business**

### **Case #2003 Rezoning and Conditional Use of City Property**

- Staff introduced the application and presented the staff report with recommendation to approve. The Chairman opened the floor comments from the commission. A question was posed that asked, if the property was rezoned, would the city be able to put other commercial uses on it. Staff replied that yes, all approved uses in C3 would be permitted. Francis J. Miller spoke in favor of allowing the city to collect more revenue. Motion was made by Commissioner Stokes, seconded by Commissioner Kendall to approve the conditional use and rezoning. Motion carried 5 in favor, Commissioner Yeager opposed, one absent.

### **Case #2004 Conditional Use – Mobile Home on Edwin Dr.**

- Staff introduced case #2004 by reading the staff report. Staff notes that typically mobile homes are not considered beneficial for the character of the community, one requirement for a conditional use. However, the applicant’s circumstances, caring for an ailing mother, and her application with signatures from neighbors saying they approved of the use lead staff to recommend approval. Floor opened for comments. Francis J. Miller supports the application. Commissioners ask if they may approve use with conditions. Staff notes that they may recommend approval to the Governing Authority with conditions. Commissioner Stokes makes the motion to approve with the condition that once the mother no longer reside, the trailer must be removed from the property. Commissioner Vidal seconds. Motion carries 6 in favor, none opposed, one absent.

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

The next meeting of the Commission is September 28, 2020.

Respectfully submitted,

**Ethan A. Greene – Planning Director**