MINUTES

CITY OF GOOSE CREEK

**PLANNING COMMISSION**

**TUESDAY, JUNE 6, 2017, 6:30 P.M.**

**GOOSE CREEK MUNICIPAL CENTER**

**519 N. GOOSE CREEK BLVD.**

# Call to Order – Chairman Allen Wall

Chairman Wall called the meeting to order at 6:30 p.m.

Present: Gary Berenyi, Paul Connerty (arrived at 7:00 p.m.), Jeanette Fowler, Josh Johnson, Jeffrey Smith, Allen Wall, Barry Washington

Absent: None

Staff Present: Kara Browder, Brenda Moneer

1. **Approval of Agenda**

*Motion:* Mr. Smith made a motion to accept the Agenda with the addition of adding between items VI and VII the discussion from Mr. Johnson regarding dumpsters. Mr. Berenyi seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

1. **Review of Minutes from May 2, 2017**

There was discussion regarding clarification of the discussion from the previous meeting regarding the locations of tattoo facilities.

*Motion:* Mr. Smith made a motion to table the minutes from the May 2, 2017, and requested staff review the recordings, specifically requesting staff clarify the location of tattooing facilities. Ms. Fowler seconded.

*Discussion:* Staff stated they would review the recording.

*Vote:* All voted in favor.

1. **Discussion – Discussion – Development of Storage Facilities, Comment from City Economic Development Director, Matt Brady**

Chairman Wall introduced Mr. Matt Brady to the Commission. He addressed the reason for the request of Staff to share their position on storage facilities. Mr. Brady presented the memo from the City Administrator, Jake Broom. He outlined the suggested requirements for development of storage facilities. There was discussion about the guidelines the Mayor and Council wished the Commission to consider. Ms. Fowler agreed with the proposal of outlining the aesthetics. Mr. Berenyi stated opinion for what he felt would work with the City, outlining specific exterior requirements and the aesthetics of the actual business itself, with exterior architecture and landscaping requirements. There was discussion about the first level requirements as proposed by City Council. There was discussion about making modifications to the ordinance requirements. Mr. Berenyi volunteered to prepare a presentation on storage facilities.

1. **Public Hearing – §151.125, Regulations, Appendix B – Table of Land Uses, and Appendix D – Zoning districts of the City zoning ordinance**

Chairman Wall stated this Public hearing would create a new zoning classification, and opened the public hearing, and requested Staff address the Commission. Ms. Browder addressed the Commission with the information that was sent out to the Commission members. She pointed out an email from Mr. Johnson, requesting it to be Business and Professional Office (BPO). Ms. Browder outlined the purpose of the district, permitted uses, lot, yard, height and coverage, along with accessory uses as outlined in the information presented to the Commission. She noted that the conditional uses had been removed from the definition. There was some discussion about the height requirements of the stories.

Chairman Wall invited anyone to speak in favor of the issue. Chairman Wall invited anyone to speak against the issue.

Mr. Jerry Glass thanked the Commission for their service. He spoke against the issue, stating concern for issues of spot zoning property, creating a possible detriment for existing property owners near such a property. Mr. Glass requested the Commission review section 151.046 to verify the process of adding zoning classifications. Chairman Wall invited Staff to comment. Ms. Browder had nothing further to add.

Chairman Wall closed the public hearing. Chairman Wall requested Staff delete number (5) of the definitions as proposed. Staff agreed. Mr. Smith verified this is not spot zoning. There was some discussion regarding spot zoning and rezoning. Mr. Johnson restated the zoning classification be referred to as Business and Professional Office classification (BPO).

*Motion:* Mr. Johnson made a motion to recommend to City Council to revise Section 151.125 regulations as well as Appendix B Table of Land Uses and Appendix D Zoning Districts in the ordinance as drafted with the exception to drop D from the acronym and the deletion of purpose item number 5. Mr. Smith seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

1. **Public Hearing - §151.028 Definitions and Appendix B – Tattooing Facilities**

Chairman Wall opened the public hearing, noting that no public was present. He opened the public hearing and floor to Staff. Ms. Browder stated that she mirrored the state regulations, noting that body piercing is prohibited within a tattoo facility. She recommended that the Commission delete the language of body piercing. She outlined the definition as presented to the Commission. Staff stated that the table of land uses had been updated as well.

Chairman Wall closed the public hearing. Mr. Smith inquired if the Commission should consider a separate ordinance for body piercing. Staff stated it may need to be addressed in the future. There was discussion about the state regulations for piercing and tattoo facilities. Mr. Connerty clarified that the earlobe was not considered body piercing as per the state statutes.

Mr. Johnson proposed that (a) and (b) under the definition of tattoo or tattooing may be located under “special uses” of the ordinance, and be removed from the proposed definition. Ms. Fowler suggested that under (c) that tattooing must meet all licensure and certification in place of the word “licensed”.

*Motion:* Ms. Fowler made a motion to recommend §151.028 Definitions and Appendix B – regarding tattooing facilities. Mr. Connerty seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

1. Discussion - Dumpsters

Chairman Wall addressed the Commission with concern that not all the information regarding dumpsters was given to City Council with the recommendation of the Commission pertaining to the use of Dumpsters. Staff presented the Commission with the signed ordinance from the Commission. He opened the floor to Mr. Johnson. Mr. Johnson stated the Council only had information pertaining to 30-day use. He referenced the minutes from the February 2017 minutes of the Planning Commission meeting to amend the motion to include the fifteen-day permit for a non-construction use. He stated concerns that this information was not presented to Council, and if it needed to go back before Council. Chairman Wall inquired if it would be sufficient to send a memo to Council letting them know that there was an omission in a portion of the Commission’s recommendation, and let them know that the Commission would like to allow a resident to use a dumpster for non-construction purposes. Ms. Browder stated that Staff had discussed the Commissions concern with the City Clerk. Staff stated the City Clerk relayed the reason City Council had decided the language for the ordinance to include only the 30 days was to simplify the ordinance, and to require a building permit with the permit. Staff stated that this would provide a single permit that would cover a construction or non-construction type use with a 30-day timeframe to simplify the permit. Mr. Johnson inquired the timing the Council had determined this. Ms. Moneer stated the ordinance was introduced on the 11th day of April, and was completed with the second reading on the 9th day of May. Mr. Johnson stated concerns regarding Council seeing the amended Section I as motioned February 7, 2017, and if they had an opportunity to review it with the recommendation of the Commission, rather than not being provided with it. There was discussion about the permit or license process for a construction dumpster.

1. Comments from the Commission

Chairman Wall addressed the Commission regarding barbed wire within residential districts. Mr. Berenyi addressed the concerns of Mr. Glass, stating this is not spot zoning. Mr. Berenyi presented the Commission with a copy of letter that he was tasked with from the previous meeting to request additional Staff for the Planning Department. He explained how other municipalities have created appropriate staffing to provide better service to the City. Mr. Connerty suggested sending the request to the City Administrator. There was discussion about the direction the request would be proposed, how it should be addressed, and to whom it should be presented to.

*Motion:* Mr. Connerty made a motion that the letter, with the correction as noted be directed to the City Administrator. Mr. Berenyi seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

Chairman Wall inquired if the Commission wished to meet July 5th. The Commission agreed to meet July to discuss storage facilities.

1. **Comments from Staff**

Ms. Browder inquired if it would be helpful to send items in advance to get feedback from the Commission for proposed amendments to Council. Mr. Johnson agreed it would be helpful.

1. **Adjournment**

Mr. Connerty made a motion to adjourn, and Mr. Smith seconded. All voted in favor. The meeting adjourned at approximately 8:03p.m.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Allen Wall, Chairman