

**City of Fairburn
Planning and Zoning Commission Minutes
September 3, 2013**

Attendance

Present were Chairman Elise Stoney, Commission Members- Andrew Whitmore, Mark Wade, Carolyn Bradley, Sheray Gaffney, Vice-Chair Shelby Phillips and Elizabeth Echols. Also present were the Community Development Director/City Engineer- Troy Besseche; City Planner- Toussaint Kirk, Planning Consultant- Alex Fite-Wassilak; City Attorney- Valerie Ross.

Call to Order

Chairman Elise Stoney called the meeting to order at 7:00 pm in the City Hall Council Chambers.

Pledge of Allegiance

The meeting opened with the reciting of the Pledge of Allegiance.

Roll Call – Determination of Quorum

A quorum was confirmed for meeting.

Public Comments

Chairman Elise Stoney opened the floor to public comments. Hearing none, the Chairman closed the public comments section of the meeting.

Adoption of Agenda

Troy Besseche noted there was a change in the agenda. There was a change in the first public hearing item, reflecting a typo error to change "Article II" to "Article I". The second change was to eliminate the need for a workshop. Commissioner Echols made a motion to approve the agenda as amended. Commissioner Whitmore seconded the motion and it was unanimously approved.

Adoption of Minutes

Commissioner Whitmore made a motion to approve the minutes of August 6, 2013. Commissioner Wade seconded the motion, and it was unanimously approved.

Public Hearing:

None

New Business:

Public Hearing

Z2013-15 – Text Amendment -To amend CHAP. 80 ART. I Sec. 80-4 Definitions

Staff presented the definitions to clarify what is considered a Mobile Food Truck and a Commissary

Commissioner Whitmore made the motion to accept the recommendation from staff to include the definitions of a Mobile Food Truck and Commissaries. Commissioner Phillips seconded the motion and it was unanimously approved.

Public Comment: Open and closed with no comments.

Z2013-16 – Text Amendment CHAP. 80 ART. II Sec. 80-74 R3 (Single Family District)

Staff noted during research, the zoning ordinance of 1996, the zoning setbacks were 10ft, which at the time the homes were built in the 1980's. The current text amendment side yard setbacks of 20ft make the homes non-conforming, which affects about 650 homes throughout the City.

Commissioner Bradley had a question regarding the table submitted and that it was confusing. Mr. Kirk stated the table was from 1996 and was a reference for the R3 text amendment to reflect a 10ft setback.

Commissioner Whitmore made a motion to accept the recommendation from staff to reduce the side yard setback from 20ft to 10ft. Commissioner Wade seconded the motion and it was unanimously approved.

Z2013-17 – Text Amendment CHAP. 80 ART. II Sec. 80-75 R4 (Single Family) Residential District

Staff recommended reducing the side yard setback from 15ft to 10ft. The current text amendment side yard setbacks of 15ft make the homes non-conforming, which affects about 100 homes throughout the City.

Vice-Chair Phillips made a motion to accept the recommendation from staff to reduce the side yard setback from 15ft to 10ft. Commissioner Wade seconded the motion and it was unanimously approved.

Z2013-18 – Text Amendment CHAP. 80 ART. II Sec. 80-89 Highway 29 Overlay District

Staff recommends to changing light intensity in all parking areas, walkways, vehicles entrances and service/loading areas. It was recommended amending the text from 2.4ft candles to 1.5ft candles. The commissioners' overall concern was the safety of the citizens with the light intensity.

Commissioner Bradley made a motion to recommend council continue the item until such time as staff could present information/research to Council from surrounding cities with the same type of lighting and their standards. Commissioner Wade seconded the motion and it was unanimously approved.

Z2013-19 – Text Amendment CHAP. 80 ART. II Sec. 80-237 Mobile Food Truck

Staff presented changing the dimensions of the Mobile Food Truck to 20-30ft in length and 10.5 to 8ft in width.

Commissioner Whitmore stated the Ohio Hog food truck will be in compliance to do business within the city.

Commissioner Whitmore made a motion to accept the recommendation to change the allowable dimensions for a Mobile Food Truck. Vice-Chair Phillips seconded the motion and it was unanimously approved.

Staff Report

Staff informed that the Hardee's restaurant submitted the final site plan. The overall plan meets the requirements and Mr. Kirk will email the commissioners a copy of the plans.

Troy introduced Mr. Alex Fite-Wassilak, from The Collaborative Firm, who was filling in for Jahnee Prince and that Shameka Wiggins has returned from military duty.

Commissioner Comments


Chairman Stoney thanked the commissioners, staff and all in attendance.

Adjourn

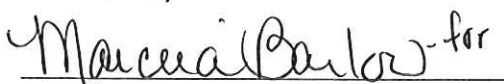
There being no further business to discuss, a motion was made by Commissioner Whitmore to adjourn the meeting. The motion was seconded by Commissioner Echols and it was unanimously approved at 7:58 pm.



Chairman
Elise Stoney



City Planner
Toussaint Kirk



Recording Secretary
Shameka Wiggins