

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY APRIL 12, 2016  
3:00 P.M.**

The Grove Planning and Zoning Board met in regular session on Tuesday, April 12, 2016 at 3:00 PM with Chairman Dave Claggett presiding. Members present were Josh McElhaney, Judith Read, Ben Hampton and Steve Ward. Also present was Assistant City Manager, Debbie Bottoroff; Building Inspector/ Code Enforcement Officer, Calvin Igney and City Clerk, Bonnie Buzzard

Read made the motion to approve the minutes of the previous meeting of February 9, 2016. Seconded by McElhaney. AYE: McElhaney, Read, Hampton, Ward and Claggett. NAY: None. Motion carried.

Claggett opened the floor for discussion with respect to a proposed Ordinance amending Chapter 1 Section 6 Interpretation of Words and Terms; amending Chapter 5 Section 5-5.3 Designated Location of Commercial Vehicles; repealing and replacing Section 5-12.6 Junk Yards including salvage and auto wrecking; and repealing and replacing Chapter 5 Section 5-12.14 Screening of Open Storage and making a recommendation to the Mayor and Council. Bottoroff reported that the Staff visited with other cities and towns to gather information on their regulations pertaining to this situation. Bottoroff presented and discussed the following proposed changes:

**CHAPTER 1 SECTION 6 – INTERPRETATION OF WORDS AND TERMS SHALL HEREBY BE AMENDED BY ADDING THE FOLLOWING:** HEAVY EQUIPMENT: Equipment such as earth movers, backhoes, cranes, trackhoes, road pavers, asphalt makers, steam rollers, and other similar types of equipment and related materials

**CHAPTER 5 SECTION 5-5.3 – DESIGNATED LOCATION OF COMMERCIAL VEHICLES, SHALL HEREBY BY AMENDED BY ADDING THE FOLLOWING:**

*B. Heavy Equipment as defines herein shall be prohibited from being parked or stored within residential zoned districts. (EXCEPTION: Heavy equipment may be stored or parked on a construction site located in a residential zoned district during the construction phase of a project and shall be removed ten [10] days after construction is complete).*

**SECTION 5-12.6 JUNK YARDS INCLUDING SALVAGE AND AUTO WRECKING IS HEREBY REPEALED AND REPLACED TO READ IN ITS ENTIRETY AS FOLLOWS:** ....shall be permitted in an Industrial Zoned District

~~...by solid walls or fences of such height and location as to prevent visibility of stored materials or of materials in process from any point eight (8) feet above the ground on any thoroughfare or in any residential, commercial, or I-1 district, provided such point is not more than three hundred (300) feet district from the nearest part of the fence.~~

**SECTION 5-12.14 SCREENING OPEND STORAGE IS HEREBY REPEALED AND REPLACED TO READ IN ITS ENTIRETY AS FOLLOWS:**

SECTION 5-12.14 – SCREENING OF OPEN STORAGE:

Commercial Zoned Districts: ...shall be screened by a solid opaque fence/wall of such height and location as to prevent visibility of stored materials.

Materials used to construct a solid opaque fence/wall in a Commercial zoned district may be treated wood, vinyl or masonry; any other types of material not listed must be approved by the Building Inspector prior to construction of solid opaque fence/wall. Metal and tin materials are prohibited for being used to construct an opaque fence/wall within a Commercial zoned district.

Industrial Zoned Districts: ...shall be screened with a solid opaque fence/wall of such height and location as to prevent visibility or stored materials. Sides of the property that does not abut a residential district property line do not require a solid opaque fence/wall, instead they shall be fenced with a fence that is a minimum of six (6) feet in height and a maximum height of ten (10) feet.

Materials used to construct a solid opaque fence/wall in an industrial zoned district may be treated wood, vinyl, or masonry. Metal, tin, or other types of material not listed must be approved by the Building Inspector prior to construction of solid opaque fence/wall.

Bottoroff entertained questions, comments and concerns from the Board. McElhaney made the motion to approve the proposed Ordinance as presented upon recommendation to the Mayor and City Council. AYE: McElhaney, Read, Hampton, Ward and Claggett. NAY: None. Motion carried.

**STAFF REPORT:**

Bottoroff reported that the City of Grove is preparing for their Annual Spring clean-up starting next week, April 18-22, 2016, and that on Saturday, April 23<sup>rd</sup> the City has contracted with an individual company to come in a pick-up household hazardous materials out at the Waste Water Treatment Plant.

Bottoroff then reported that the next regular scheduled P&Z meeting will be canceled because she going to be out of the office during that time.

Bottoroff added that the City Council and Staff is hitting hard on the dilapidated structures projects. The Council will entertain anywhere from 12-16 new proposed addresses at their next meeting.

Igney updated the Board on the new growth out at Patricia Island, and the ongoing Bay Crest Apartments.

**TRUSTEES REPORT:**

Claggett reported on the following upcoming events / projects from various Community Organizations:

- Grove Rotary Club – Lobster fest – June 17<sup>th</sup>.
- Har-Ber Village – Proposed Nature Trail

At 3:25 PM Read made the motion to adjourn. Seconded by McElhaney. AYE: McElhaney, Read, Hampton, Ward and Claggett. NAY: None. Motion carried.