

RECORD OF PROCEEDINGS

Minutes of Planning Commission

Held May 21, 2024

Public Hearing - S-01-2024 - 4305 Soldiers Home West Carrollton Road

Mr. Rodehaver opened the Public Hearing concerning S-01-2024 at 6:00 PM.

Staff Report

Zoning District Change - 4305 Soldiers Home West Carrollton Road

Mr. Sorice reported this item is in regard to a rezoning at 4305 Soldiers Home West Carrollton Road, City lot numbers 4261 and 4262. He noted the applicant is Jesse Hobbs, who is requesting a zoning change from Conservation Single-Family Residential. He explained this request is the beginning step for the sale of land and future construction of a new single-family home to his son. He commented the property is 7.49 acres and comprises 2 lots, and added the current zoning of Conservation is not in compliance with the property as 10 acres is the minimum lot area for correct Conservation zoning. He remarked at one time, there were animals on the property, but there are currently no animals on the property with no plans for animals in the future. He stated if this zoning is recommended by the Planning Commission and the zoning change is approved by City Council, a replat will be required for the division of the properties. He reported the Montgomery County sanitary line is connectable at the rear of the property for the proposed new home, and a water line is available or the use of a well can be applicable for the property. He explained the Technical Review Committee does not have any objections to the proposed zoning change, and is in favor of single-family home construction on the property. He noted this use would be consistent with the future land use map in the Comprehensive Plan, and it would also bring the property into proper zoning compliance.

Opponents/Proponents

Mr. Rodehaver asked if there were any opponents or proponents.

Mr. Sorice stated he did not receive any phone calls or comments.

Mr. Rodehaver closed the Public Hearing regarding case S-01-2024 at 6:04 PM.

Call to Order

Dave Rodehaver	Member	Present
Kevin Howard	Member	Present
Caleb Stapleton	Member	Present

Staff Members Present: City Manager Michael Davis, City Planner Nick Sorice, and Clerk of Council Amy Brown

Mr. Stapleton made a motion to appoint Mr. Rodehaver as Chairperson of the Planning Commission.

RESULT: Passed, *(Yes 2, No 0, Abstained 1)*
MOVER: Caleb Stapleton
AYES: Caleb Stapleton, Kevin Howard
NAYS: None
ABSTAIN: Dave Rodehaver

Mr. Stapleton made a motion to appoint Mr. Howard as Vice Chairperson of the Planning Commission.

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RESULT: Passed, *(Yes 2, No 0, Abstained 1)*
MOVER: Caleb Stapleton
AYES: Caleb Stapleton, Dave Rodehaver
NAYS: None
ABSTAIN: Kevin Howard

Approval of Minutes

Planning Commission Minutes - December 19, 2023

Mr. Rodehaver asked if there were any changes or corrections to the December 19, 2023 Planning Commission meeting minutes. Hearing none, the minutes were approved as submitted.

Business

Decision - 4305 Soldiers Home West Carrollton Rd.

Mr. Stapleton made a motion to approve the application for the rezoning at 4305 Soldiers Home West Carrollton Road.

RESULT: Passed, *(Yes 3, No 0, Abstained 0)*
MOVER: Caleb Stapleton
AYES: Dave Rodehaver, Caleb Stapleton, Kevin Howard
NAYS: None

Comprehensive Plan Review

Matt O'Rourke, Project Manager, and Ashley Newnam, Senior Planner, for American StructurePoint were present this evening to give a brief overview and results of the proposed Moraine Comprehensive Plan.

Mr. Davis commented that the idea of consistent branding for the City is something that needs to be addressed, so that part of the Comprehensive Plan would go a long way to being able to do that. He stated one of the main goals of the ADHOC committee meetings was to try to create a better continuity between the east and west sides of the City, and one of the long term goals would be to install decorative fencing on the Main Street Bridge. He noted that there was also mention of a Parks Master Plan, and added that Council put money in the budget to fund a Master Parks Plan for 2024.

Mr. Stapleton made a motion to approve the Moraine Comprehensive Plan.

RESULT: Passed, *(Yes 3, No 0, Abstained 0)*
MOVER: Caleb Stapleton
AYES: Dave Rodehaver, Caleb Stapleton, Kevin Howard
NAYS: None

Other Business - None

Adjournment

Adjournment at 6:43 PM

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Dave Rodehaver



ATTEST: Clerk of Council Amy Brown