

Public Hearing

Public Hearing was called to order at 6:45pm. See sign in sheet for all present. Discussion on the preliminary plat of Kings Gate Phase 2 with rezoning presented by King Built Properties represented by Jared Davis of Anderson Engineering. Proposed plat has zoning of commercial on the Hwy 14 corridor, multifamily, and then into single family zoning. Board of Adjustments denied the application for 5' setbacks so the plat needs to so the 10' side yard setbacks per code. Discussion was held on the permeable surface max allowance per code. Discussion on covenants and the Commission informed them that they were not upheld or acknowledged by the City and therefor would have to go through the developer and the property owners.

Mr. Rapp voiced his concerns against the multifamily zoning that was being proposed. Mr. Keith informed him that the City requires a buffer between the different uses of zonings. Those buffers could be fences, roads, or even tree line.

Clerk informed Mr. Davis that after speaking to E911 they would prefer that the proposed Riverdown be renamed. This is because it will not connect to the current Riverdown and may cause some confusion with emergency management. Also, the postal service would require cluster boxes and no individual mailboxes.

Mr. Atwood stating the point that he was asking that the Commission deny the multifamily zoning in Kings Gate Phase 2.

Mr. Rapp asked about the sink hole and what should be done with it. Mr. Keith and Mr. Davis both stated that the current rules are to leave them alone unless an emergency. At this time, this area has not changed in any way since it was first discovered many years ago.

Public hearing closed at 7:18pm.

Regular Meeting

President Keith opened the regular meeting of the Planning and Zoning Commission at 7:19pm.

Present: President Keith, Garrett Schmidt, Mayor Maisel, David Wolf (via video call), Ed Westerman and Alderman Hackworth.

Westerman motioned to accept the minutes of February 25, 2021. Hackworth 2nd the motion and passed unanimously.

Discussion on the preliminary plat and rezoning for Kings Gate Phase 2. President Keith reiterated the Board of Adjustments meeting and points brought up in the Public Hearing. Review of Phase 1 plat and the zonings.

Same concerns were addressed as in the public hearing with the multifamily zonings. Wolf and Mayor Maisel both stated that they agree that this is not the area for multifamily zonings and would like to see larger single-family homes.

Discussion from the audience went into the types of multifamily homes and rental property and how they are worried that they will not be treated correctly and turn into an eye sore. It was stated that you can stop the duplex or triplex, but you cannot stop rental properties. Discussion went on to discuss the repurposing lots 33-36. Mr. Davis asked the Commission where would multifamily such as duplexes go? Mr. Hackworth stated that there is multifamily all over town but in this development it would not be suitable.

Westerman made the motion to send the preliminary plat back to the developer to realign for single family zoning except for the proposed commercial zoning along frontage. Mayor Maisel 2nd the motion and passed with 5 ayes and 1 abstention – Keith.

Discussion on the final plat of Sullivan Addition presented by Sticks and Stones – Steve Morton. Brett with Queen City Paving was present to help with the discussion on the current road situation. Currently there is 5” of asphalt and Brett stated that he would cut out the bump area and then do a 2” overlay of the entire road.

The Commission informed Mr. Morton that the Technical Specification Book for Clever calls for core testing of the asphalt after the completion of the road. It is up to the developer to do this testing but since the last meeting the City agreed to have the testing done this is the way it will continue to happen.

Commission informed the developer that the final plat cannot be accepted until everything is completed and as built plans and bond are put up. To date the Ditches along the west and south property lines have not been completed.

Westerman had to leave at 8:30pm.

Discussion was held on revising the current fence ordinance, Section 405.330 of the Clever City Code. City Clerk prepared a draft ordinance with the proposed changes from the February 25th meeting.

Hackworth made the motion to approve as submitted and amended the fence ordinance and submit to the Board of Aldermen. Mayor Maisel 2nd the motion and passed unanimously.

President Keith informed the Commission that Ms. Jo Novak has applied to be a member of the Planning and Zoning Commission. Ms. Novak discussed a little about herself and why she would like to sit on the Commission. Application will be submitted to the Board of Aldermen for final approval.

Hackworth made the motion to adjourn at 9:41pm. Schmidt 2nd the motion and passed unanimously.

Respectfully Submitted,

Date Approved:

Kristy Keithley – City Clerk

Brandon Keith – Commission President

DRAFT