

PLANNING COMMISSION MEETING  
JANUARY 6, 2005

**PRESENT:** Chairman-Mike Lents, City Manager Clint Holmes, City Clerk Kelly Pavel, Joann Potts, Art Potts, Gary Abel, Ken Brown, Dave Blovsky, Leon Blatt.

**ABSENT:** Todd Vandewarker.

Meeting called to order at 6:30 p.m. by Chairman Mike Lents.

Moved by Brown, second by Blatt, to accept the December 2, 2004 minutes as presented. Motion carried.

Moved by Brown, second by Blatt, to recommend appointment of Jack Bell and reappointment of Joann Potts to the Planning Commission. Recommendation to be presented to City Council on 1/10/05. Motion carried.

**PUBLIC QUESTIONS & COMMENTS**

City Manager informed commission that a Zoning & Land Use class is being held in Troy on January 20, 2005 from 9:00 a.m. – 4:30 p.m. Any members who are interested in attending need to let City Manager know by 1/13/05.

City Manager informed commission that an individual has approached him regarding his interest in purchasing a building across from T & R Tire on Maple Valley Road. The intent is to add on to this building, which would require a variance regarding setbacks. Proposed addition would likely reach property lines. Individual is asking whether the Planning Commission would entertain reviewing his plans in the future.

Discussion by Commission regarding commercial versus industrial setback requirements.

Consensus from Commission was for City Manager to convey their desire to review and discuss plans with individual, providing that intentions are to keep proposed structure at least one foot from property lines.

**PERSONAL APPEARANCES:** None

**OLD BUSINESS:**

1. Zoning Map – pending, City Manager will speak with McKenna and Associates regarding moving this project along.
2. Brandi Lynn Estates – no new developments
3. Catholic Church project – pending

Chairman Lents informed commission that he is anticipating that the Catholic Church project will kick off in late March or April of this year. More details to come.

**PETITIONS & COMMUNICATIONS:** None

**REPORTS & RECOMMENDATIONS:**

Commissioner Abel questions Third Street ditching plans. City Manager explained that City is still awaiting word from the attorney regarding this situation.

Moved by Blovsky, second by Abel, to adjourn at 6:47 p.m. Motion carried.

Respectfully submitted,

Kelly Pavel  
City Clerk