



Meeting Minutes Planning Commission

Tuesday, April 18, 2017

1:30 PM

Council Chambers

[17-01AM.1](#)

LAND DEVELOPMENT CODE TEXT AMENDMENT

Staff: Scott Pickett, AICP, Senior Planner

Applicant: PGT Industries, Inc. c/o Cate Wells, Esq., Shumaker, Loop & Kendrick, LLP.

Mr. Pickett reviewed the petition to include previous action taken by the planning commission, consistency analysis, and review of the ordinance by the city clerk with the suggested amendment regarding the parking definition and responded to board questions regarding the purpose of the amendment.

Mr. Shrum responded to board questions regarding principal use of the parking garage, current allowance for a commercial parking, limited amounts of planned industrial development (PID) zoning, and concerns with revenue generated parking.

Mr. Persson commented regarding accessory versus principal use.

Discussion continued regarding labeling as accessory use, ancillary parking within the PID, best use of limited PID property, and the special exception process.

Cate Wells, Shumaker, Loop & Kendrick, LLP., proposed changing the ordinance verbiage regarding the definition of parking principal to eliminate the need for a special exception.

Bruce Wesner, PGT, displayed and reviewed the overall site plan.

A motion was made by Ms. Moore, seconded by Mr. Towery, that based on review of the application materials, the staff report and testimony provided during the hearing, the Planning Commission, sitting as the local planning agency and land development regulation commission, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and recommends to City Council approval of Land Development Code Text Amendment Petition No. 17-01AM.1 as amended to add the verbiage "and is directly associated with a permitted use on abutting property or both parcels are under common ownership" to the parking principal definition. The motion carried by voice vote unanimously.