

**CITY OF INMAN  
PLANNING COMMISSION  
MONDAY, AUGUST 28, 2017  
REGULAR MEETING MINUTES**

The Planning Commission held its regular monthly meeting on August 28, 2017 at 5:00 PM at Inman City Hall.

Chairman Pete Miller was present, along with Commissioners Ron Fisher, Kathy Small, Richard Burch, and James Tapp. Zoning Administrator Dennis Staton and City Administrator Jeremy Caudle were also present.

Chairman Miller called the meeting to order at 5:00 PM and read the FOIA statement concerning notification of the meeting.

Commissioner Burch moved to approve the June 26, 2017 meeting minutes, which was approved.

Commissioner Tapp moved to approve the July 24, 2017 meeting minutes, which was approved.

Commissioner Burch moved to approve the April 10, 2017 special meeting minutes, which was approved.

Commissioner Burch's motion to approve the agenda was approved, with the following amendment to correct a typographical error on the original agenda: to change the parcel ID under 6(a) to #1-39-15-076.00.

**OLD BUSINESS**

Under R-4 subdivision changes, Zoning Administrator Staton summarized progress so far by stating that the City Administrator and Planning Commission Chairman had agreed to be deliberate and thoughtful on making the required changes before submitting to City Council. Thus, no zoning ordinance amendments are ready yet for the Planning Commission to vote on.

Commissioner Burch moved to table making amendments to the R-4 zoning district, which was approved.

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Chairman Miller then brought up the Gemstone subdivision rezoning that the Planning Commission had recommended. Zoning Administrator Staton stated that City Council has held first reading approval and that zoning notice signs have been put out.

Chairman Miller moved on to discussion on zoning changes to Bobo, Bomar, Price, and Leonard Streets, including what criteria the Planning Commission should use in deciding what areas to rezone. After some discussion, the consensus was to get more information before the next meeting, in particular for individual commissioners to walk or drive through the neighborhood, so that the Planning Commission could start putting its ideas on paper.

Commissioner Burch moved to table further action on rezoning for Bobo, Bomar, Price, and Leonard Streets, which was approved.

Next, Chairman Miller moved on to discussing the history behind definitions for mobile homes. After some discussion, the Planning Commission agreed that it would be a good idea to research other cities' standards pertaining to mobile home safety, aesthetics, and lot placement.

The Planning Commission then discussed specific design standards. Zoning Administrator Staton suggested that one standard could be for mobile homes to be placed facing the road. Brick, block, and other masonry, including decorative block are suggestions Chairman Miller made to add to mobile home design standards. Front porch dimensions of six feet by twelve feet and back porch dimensions of six feet by eight feet (if the mobile home is not turned sideways) were also suggestions from Commissioner Burch. For the roof pitch, "threes" or greater was a standard that Commissioner Burch and Chairman Miller discussed. Chairman Miller stated that he would put these ideas to paper for further discussion and approval.

#### **NEW BUSINESS**

For annexation and zoning classification of parcel #1-39-5-076.00 on 55 Bomar St., the Planning Commission recommended a zoning classification of R-10, upon motion made by Chairman Miller.

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For annexation and classification of parcel #2-42-00-007.00 on E. Main St., the Planning Commission voted to recommend a zoning classification of R-10, upon motion made by Commissioner Burch.

For the review and approval of the Berry Mill subdivision, Zoning Administrator Staton showed the Planning Commission the subdivision plan that the developer had submitted, which showed 96 new lots. Commissioner Burch moved to approve the subdivision plan for the Berry Mill subdivision, which was approved.

### **ZONING ADMINISTRATOR'S REPORT**

Zoning Administrator Staton gave his report as follows:

- No new housing construction
- 4 renovation permits
- No sign permits
- No permits denied
- 2 new businesses approved

### **PLANNING COMMISSIONER COMMENTS**

Chairman Miller discussed the different ways that cities can annex property, in turn growing and increasing their tax bases. Chairman Miller also recounted the benefits of being within city limits.

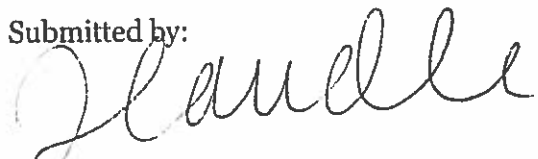
### **PUBLIC COMMENTS**

Chairman Miller opened the floor to public comments. No one was present to offer public comments.

Commissioner Burch moved to adjourn the meeting, which was approved.

The meeting adjourned at 6:46 PM.

Submitted by:



Jeremy B. Caudle, CGFM

City Administrator