

**CITY OF INMAN
PLANNING COMMISSION
MONDAY, JANUARY 7, 2019
SPECIAL MEETING MINUTES**

The Planning Commission held a special monthly meeting on January 7, 2019 at 9:00 am at Inman City Hall.

Chairman Pete Miller was present, along with Commission Members Ron Fisher, James Tapp, Catha Small and Zoning Administrator, Dennis Staton was present.

Chairman Miller called the meeting to order at 9:01 am and read the FOIA statement concerning notification of the meeting.

Commissioner Fisher moved to approve the agenda, Tapp second, all approved.

OLD BUSINESS

Nothing to report

NEW BUSINESS

5a. Chairman Miller stated that the current zoning classification of PDD (Planned Development District) seems to fit for the Inman Mill apartment complex. He moved to approve the zoning district of PDD, Fisher second, all approved.

5b. Chairman Miller discussed three (3) new lots on Southfield Street currently being developed for residential use. Each lot is estimated of at least ½ acre or more with a lot minimum of at least 10,000 square feet and maximum less than 12,000 square feet. Commissioner Tapp made the motion to approve the zoning district of R-10 for the new homes, Miller second, all approved.

5c. Zoning Administrator Dennis Staton discussed the proposal of an 8 lot subdivision on Waters Road. Dennis stated that they would look over the lot sizes and give a courtesy review for the "Cole" Subdivision. Dennis said there are a number of issues at this time in building homes there:

- Flood Line
- Utility Line
- Setbacks
- Water Runoff

Dennis said that based on the lot sizes, the smallest lot would classify under the R-10 zoning district and he recommends this district. Pete Miller noticed the map shows that utility lines run through a couple of lots and you are not permitted to build underneath those lines. He also noticed water runoff issues between two lots that could increase flooding should storms come through the area. He also said that the current culvert doesn't look big enough on the map to handle the water runoff from all current and new home construction and that would need to be looked at. If approved, Dennis would send out a letter stating the issues the owner must comply with before final annexation is approved. Chairman Miller submitted a rough sketch of the current zoning districts broken down to show the following:

- Minimum Lot Size
- Set Back Requirements
- Right-of-Way
- Boundary Line

Chairman Miller would like to review the current setbacks and boundary lines to make sure all work well together and are consistent moving forward for new zoning. All members agreed to support annexation of the "Cole" subdivision should it be warranted.

ZONING MEMBERS' COMMENTS

Nothing to report

PUBLIC COMMENTS

No one from the public was present at the special meeting.

With no further business per Chairman Miller, Commissioner Tapp made the motion to adjourn the meeting, Fisher second, all approved. Meeting adjourned at 9:26 am.

Respectfully submitted,
Mandy Shaw, Assistant City Clerk