

**CITY OF INMAN  
PLANNING COMMISSION  
MONDAY, NOVEMBER 27, 2017  
REGULAR MEETING MINUTES**

The Planning Commission held its regular monthly meeting on November 27, 2017 at 5:00 PM at Inman City Hall.

Chairman Pete Miller was present, along with Commissioners Richard Burch, Ron Fisher, and James Tapp. City Administrator Jeremy Caudle and City Attorney Larry Flynn 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 Tapp moved to approve the meetings of the October 23, 2017 meeting minutes, which was approved as corrected.

Commissioner Burch's motion to approve the agenda was approved.

**OLD BUSINESS**

Chairman Miller discussed boundary lines for proposal of a new R-6 designation as needing to come after approval by City Council of a new zoning district.

(At this point in the discussion, Commissioner Small arrived at 5:08 pm.)

Chairman Miller asked City Attorney Flynn about the possibility to put two different side setback requirements within the proposed zoning district.

Mr. Flynn responding by stating the need for clear legislative findings to obviate any adverse court decisions. He also discussed the need for having streamlined administrative processes. In other words, the regulations should be easy to apply. He stated that different side setback requirements shouldn't have a punitive effect for different housing sizes, too.

Commissioner Burch stated that the proposed text for the R-6 Zoning District should be changed from 10 feet to a 5 feet side setback.

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Chairman Miller stated that the side setback should be changed as follows: less than 60 feet minimum lot width = 5 feet side setback; equal to or greater than 60 feet minimum lot width = 7 1/2 feet side setback.

Commissioner Burch stated that Section 412.10 "Streets and Access" should be changed as follows: the minimum travel width of roads should be changed from 20 feet to 25 feet.

Chairman Miller discussed the City Council's interest, as expressed at its last meeting, on school district lines.

City Attorney Flynn suggested that the superintendents could agree to give families flexibility to choose their school district when families live on certain streets, instead of actually changing the district boundaries. He stated that he would try to find similar agreements for the City to follow.

#### **NEW BUSINESS**

Chairman Miller moved on to annexed property at the intersection of S. Main Street and Hwy. 176.

In response to Chairman Miller's questions, City Attorney Flynn stated that there might not be a difference between a 10 foot strip jumping across a railroad compared to, say, a river or lake when it comes to applying a zoning designation for annexed property.

Mr. Flynn also suggested that, if you could distinguish between different areas in the subdivision, it might be possible to zone one area with one classification and another area with a different classification.

On the two lots on Outter Drive, Chairman Miller asked Mr. Flynn about what if a 10 foot strip circles a single piece of property and how you get contiguous for the purposes of annexation. Mr. Flynn responded by saying that as long as the City meets all legal requirements, and the time for appeals has elapsed, then the annexation of a 10 foot strip stands.

Chairman Miller wrapped up the discussion on the two lots on Outter Drive for sewer service and annexation by stating that the information he shared was for information and not action at this time.

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## **ZONING ADMINISTRATOR'S REPORT**

Zoning Administration Dennis Staton was absent. His report was included in Planning Commissioners' agenda packets.

## **PLANNING COMMISSIONER COMMENTS**

Commissioner Fisher emphasized the need for the Planning Commission to engage in long-term planning efforts in concert with its work on the zoning ordinance.

Chairman Miller echoed Commissioner Fisher's observation that "no enforcement of the zoning ordinance equals no teeth."

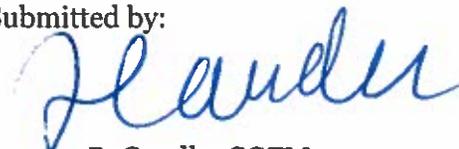
## **PUBLIC COMMENTS**

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 6:15 PM.

Submitted by:



Jeremy B. Caudle, CGFM

City Administrator