

City of Harrison

Planning Commission Meeting Minutes

March 26, 2019

Public Hearing:

None

Planning Commission Meeting:

Harrison Planning Commission Chairman Mike Norton called the meeting to order on Tuesday, March 26, 2019 at 1:00 p.m. in the Council Room at the Harrison City Hall.

Roll Call:

Michael Norton (Term Exp. 2/2023) P	Bob Dodson (Term Exp. 2/2021) P
Cloyd Baltimore (Term Exp. 2/2021) A	Pat Brown (Term Exp. 2/2021) A
Kelsey Bardwell (Term Exp. 2/2023) P	Joel Williams (Council Liaison) A
Larry Davis (Term Exp. 2/2023) P	

The minutes from the February 26, 2019 meeting were submitted. After review, Bardwell moved to approve the minutes. Davis seconded the motion. The vote was all ayes, motion carried.

Agenda Items:

1. Preliminary Plat approval for Cornerstone Plaza. The property is located at 1426 Hwy 62-65 North and is also adjacent to Hester Drive, and is located in a C-3, (General commercial) Zone. The plat consists of 6 lots. An engineer with Cornerstone addressed the Commission and explained the issues that they were working on. Phillips expressed some concerns of items missing from the plat that was submitted. Norton suggested that the issue be tabled until the next meeting, and that he would be glad to call a special called meeting if needed. Commissioner Dodson moved to table. Commissioner Davis seconded the motion. The vote was all ayes, motion carried.
2. Woodland Heights Baptist Church is requesting a special permit for a LED message board sign located at 1001 Gipson Road. The proposed sign is 4'5" X 6'3" and is located in a R-3 Zone (Medium Density Residential). Gentleman speaking for Woodland expressed that the sign would be designed to dim down at night as not to be a nuisance at night. Commissioner Davis moved to approve the request contingent on the use of ambient light sensor being installed. Vote was Davis, Dodson voting yes, and Bardwell abstaining due to being a member of the church. Norton voted in favor, vote was 3 yes with 1 abstaining, motion carried.
3. Right-of-Way Vacation: The Estates at Harrison Country Club Phase III. The City Council has requested the Planning Commission to review and make recommendation regarding the vacation of an existing street easement shown on the filed plat for the previously

stated subdivision. The street easement, which provides access to undeveloped land immediately west of the subdivision, is located between Lot 19 and Lot 20. The street easement is also semi-contiguous with an existing electric/water easement; there is no request to consider abandoning the water/sewer easement. Mike Willis spoke for the Homeowner Association. Norton explained the covenants and restrictions for the subdivision, and how they affect the request. Willis presented the Commission with a petition from the Estates home owners asking the City to abandon the street easement and remove the added access to the subdivision. Roger Turner addressed the Commission on behalf of the property owners that were selling the adjoining property that the easement serves. Another citizen asked if Daly would receive consideration due to its golf course and walking traffic. Willis then spoke further and asked for direction on how to proceed to work towards getting the easement vacated. After further discussion Commissioner Davis moved to suggest that the Council take no action at this time. Commissioner Dodson seconded the motion. The vote was all ayes, motion carried. Commissioner Norton abstained from voting due to living in the subdivision.

There being no further business, the meeting was adjourned.

Michael Norton, Chairman

Jeff Pratt, City Clerk