

**TOWN OF NEWBURGH
PLANNING COMMISSION
MINUTES AUGUST 4, 2014**

MEMBERS PRESENT: Candi Burress; ~~Kris Setzekorn~~; Hap Hanson; Josh Claybourn; Matt Pressley; Anne Rust Aurand; Jim Moore

ADMINISTRATIVE PRESENT: Lori Buehlman, Town Manager; Chris Wischer, Town Attorney

CALL TO ORDER

Mr. Moore called the meeting to order at 5:30 p.m.

MINUTES

Kris Setzekorn said her name is misspelled. Motion to adopt minutes as presented with the spelling correction by Mr. Claybourn. Second by Mr. Pressley and motion carried.

REPORTS

Town Council Liaison

Mrs. Aurand said the Town Council recently voted unanimously to approve the petition for rezoning of Mr. Seibert's property from C1 to R1.

Also, the BZA approved the Conditional Use petition of the American Legion for the electronic sign.

Zoning Administrator

Ms. Buehlman said 23 permits were issued in July, garnering \$875 in fees for 12 projects, with valuation of \$163,500. She received a rezoning application today, so it will be on the Sept. 8 meeting agenda.

UNFINISHED BUSINESS – None

NEW BUSINESS

Rezoning petition for 1113 Hwy 662

Ms. Buehlman said the application is correct and everything required has been provided. Roger Hurt, 6900 Outer Lincoln, Newburgh, and Bill Boyken appeared before the Commission to plead the application. Mr. Hurt said the Boykens have owned the property for 80 years. The property is currently zoned C2 and the owners would like it rezoned to C3 in order to construct a single family residence. The previous house on this site was demolished for a drainage project for the town of Newburgh, he said.

Mr. Wischer said he is not aware of the reason the property was zoned C2, except that all along the highway, properties were mostly zoned commercial. The zoning ordinance requires a rezoning application for a new house because the original use was abandoned. C3 is a mixed-use zoning – commercial and residential. Rezoning to C3 would allow a residence now and commercial use in the future, Mr. Wischer said. It preserves the commercial aspect of the property. There are additional limitations for C3 that make it more restrictive than C2, Mr. Wischer said. The permitted commercial operations list is in the ordinance.

There is currently a garage on the property and it will remain. The property spans one acre, Mr. Boyken said. The adjacent Williams property to the west is zoned agricultural and on the east, Sheep Skeins is zoned commercial. Just to the east of that property, zoning changes to R1, Ms. Buehlman said.

Mr. Claybourn moved to send a recommendation for rezoning the property from C2 to C3 to the Town Council. Mr. Hanson seconded the motion and it unanimously carried. It will be on the Town Council's August 13, 2014 agenda.

ANNOUNCEMENTS/COMMENTS

Mrs. Aurand said National Night Out is scheduled for August 5, 5-8 p.m. at the Old Lock and Dam Park. The next Cruise In downtown will be Friday, 5-9 p.m. Fiddler Fest will be August 22-24 and Barge Right In barge tours will be Saturday, August 30, 10 a.m.-4 p.m. Phillip Field is the coordinator for the barge tour. There will be speakers at Town Hall from Peabody Coal, Alcoa and an historical perspective of river transportation.

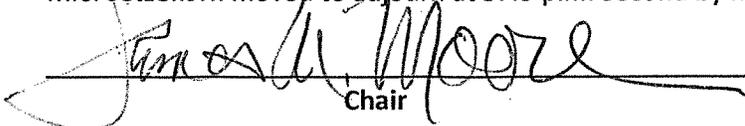
The HNI Boot Sale will be Saturday, Sept. 6, 8 a.m.-noon in the Town Hall/Library parking lot.

The first day of school for students is August 11.

Mrs. Burress said there will be reception Tuesday, 6:30 p.m. for the American Legion high school baseball team that has advanced to the nationals.

ADJOURN

Mrs. Setzekorn moved to adjourn at 5:49 p.m. Second by Mrs. Burress and motion carried.


Chair


Recorder