

**MINUTES
OF A
REGULAR
OF THE
CITY OF DALWORTHINGTON GARDENS
PLANNING AND ZONING COMMISSION**

TUESDAY JANUARY 4, 2005

A regular meeting of the Planning and Zoning Commission was held at 7:00pm in the Council Chambers of City Hall, 2600 Roosevelt Drive. The following items of business were considered:

Officials Present:

Lee Brown- Chairman
Lisa Grabowski
Steve Loe
Mark Appling
Graham Schadt

Staff Present:

Stan Wilkes- City Attorney
Melinda Brittain- City Administrator
Krysten Jeter- City Assistant

Chairman Lee Brown called the meeting to order.

I. ORGANIZATIONAL MATTERS

1. Approval of minutes of the August 3, 2004 meeting.

MOTION: Mark Appling made the motion to approve the minutes of the August 3, 2004 meeting. Lisa Grabowski seconded the motion. All voted in favor. Motion carried.

II. PUBLIC HEARINGS WITH ACTION REQUIRED

Lee Brown opened the public hearing and asked for comments.

Dan Fernandez- Dan Fernandez & Associates- representing Jim McAndrew, Mr. Fernandez spoke on the request of the special exception and explained the plans that had been developed.

Jim McAndrew- 2807 Bay Cove Ct., Arlington- spoke as the owner of the property under recommendation, and stated his desire to keep his business in the Gardens.

Jim Tally- 2101 Bay Cove Ct., Arlington- owns the property located just behind the proposed property and has no problem with the special exception under consideration.

Cathy Stein- 2622 Clover Ln.- wanted P&Z to consider how this special exception would affect the Master Plan, and stated that she didn't want the street to look like Division St. in Arlington. Asked that P&Z please use caution when making this intense of a decision.

Jim Turner 2890 W. Pioneer Pkwy.- owns the property just behind Ferrel's Animal Clinic- questioned that if the property under consideration was to ever be sold, would the new owner have to come back before P&Z and stated that he didn't want the oils, motor vehicle fluids etc. draining on to his land.

1. Consider investigation as to the manner in which the proposed character and location of a special exception request by Jim McAndrew as provided in Title 17: Zoning, Chapter 17.8 Special Exceptions, C. Authorized Special Exceptions, #14 Motor vehicle sales (including boat sales & service), within a B3 District located on Pioneer Parkway (303) on the Nathan Smith Survey Abstract # 1432 will effect the Master Plan of the City and report the results of the study to the Zoning Board of Adjustments.

MOTION: Graham Schadt made the motion to recommend the special exception requested as it is consistent with the Master Plan and based on the Master Plan and the plans presented to the P&Z. The motion passed with 3 ayes from Graham Schadt, Lisa Grabowski, and Lee Brown, 1 abstains from Steve Loe, and 1 nay from Mark Appling. Motion carried.

III. ADJOURN

MOTION: Graham Schadt made the motion to adjourn. Lisa Grabowski seconded the motion. All voted in favor with 5 ayes and 0 nays. Motion carried.