

Richmond City Planning and Zoning Commission Meeting

Date: April 2, 2013

Place: City Hall Council Chamber

Members Present: Rod Going, Chair; Commission members Monica Merrill, Sue McCormick, and Jerry Kidd present. **Absent:** Kimball Judd and Zane Bagley. Council member Tucker Thatcher, and City Manager Marlowe Adkins were also present.

Meeting was called to order at 7:15 p.m. (Meeting was delayed in starting awaiting a quorum to be present due to transportation delays.) Minutes for the March 5, 2013, meeting were read and approved. Monica Merrill moved to approve, seconded by Sue McCormick. Vote was unanimous.

Request for Renewal of a Conditional Use Permit for a Controlled Animals at 39 South State. Neither McClain nor Clay Rawlins appeared before the Commission, probably due to a conflict of this meeting with Spring Vacation in the School District. This item will be placed again on the May agenda.

Request for a Variance to Expand an Existing Residence on a Lot Zoned Commercial. David Gordon, 11 East Main, appeared before the Commission to discover if the Commissioners would be agreeable to his adding onto the rear of the apartment in which he and his family currently reside if he can buy the property from the current owners. He spoke with the Richmond City Council at their March 19th City Council meeting and the Council said that they would consider the matter but it had to originate with the Planning and Zoning Commission. David said that the loan company he is dealing with wants to know if he will be able to repair and expand the structure should he purchase the property. Right now he is just trying to get these types of questions answered. Sue McCormick stated that she was concerned that the use was non-conforming to the property zone; however, it was noted that there have been apartment residents located in that building for at least forty (40) years. Monica Merrill inquired as to whether or not David had approached Century Link and Left Bank Books, whose buildings are immediately west of his apartment, relative to this expansion. David said that he had not, that he didn't think that it would be necessary to get Century Link's approval since the building do not touch. Asked about the east property line, David said that there is about fifteen to twenty (15-20) feet between the east outer wall and the property line of the residence to the east. David said that he'd been asked by the loan company to see if the property could be rezoned. The answer to that question is "no, it cannot." Since David was here for the purpose of getting questions answered, and because he does not yet own the property, the Commission was not comfortable in issuing any type of decision by motion and vote, but did state a consensus of approval in a non-binding manner.

Motion to adjourn made by Sue McCormick; seconded by Jerry Kidd. Vote was unanimous.

Meeting adjourned at 7:27 p.m.

Next meeting is scheduled for May 7, 2013.

Rodney Going Chair, P&Z Commission