

APPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING OF APRIL 10, 2012 THE CITY OF STARKVILLE, MISSISSIPPI

The Planning & Zoning Commission of the City of Starkville, Mississippi held its regularly scheduled meeting in the City Hall Courtroom at 101 E. Lampkin Street, Starkville, Mississippi, commencing at 5:30 PM. Present were Commissioners Dora Herring, James Hicks, Jerry Emison, Jeremy Murdock, Ira Loveless and John Moore. Commissioner Jason Walker was absent. The meeting was called to order by Commission Chairman Jerry Emison. Attending the Commissioners were City Attorney Chris Latimer, City Planner Ben Griffith and Recording Secretary Bill Green.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated April 10, 2012. After a brief discussion, and upon the motion of Commissioner Hicks, which was seconded by Commissioner Murdock, the Commission voted unanimously to approve the agenda as presented.

After a brief discussion, and upon the motion of Commissioner Murdock, which was seconded by Commissioner Moore, the Commission unanimously voted to excuse Commissioner Walker's absence.

AN ORDER APPROVING THE MINUTES OF THE March 13, 2012 MEETING

The Commission considered the matter of approval of the minutes of the March 13, 2012 meeting. After discussion, and upon the motion of Commissioner Murdock, which was seconded by Commissioner Hicks, the Commission voted unanimously to approve said minutes with a minor revision at the top of page 7.

CITIZEN COMMENTS

Chairman Emison asked if any member of the public cared to address the Commission, reminding them that there was one public hearing on the agenda and comments regarding those items would be called for at the appropriate time. No comments were received.

A REQUEST BY NEW MICHAEL KRAKER CONSTRUCTION FOR APPROVAL OF "THE COTTAGES AT CREEKSIDE" PRELIMINARY SUBDIVISION PLAT IN A PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF EAST GARRARD ROAD, WEST OF OLD WEST POINT ROAD, IN THE SOUTHWESTERN CORNER OF THE FORMER "PILKINGTON TRAILER PARK" IN WARD 5

Next there came before the Commission item #PP 12-02: a request by Michael Kraker Construction for approval of “The Cottages at Creekside” preliminary subdivision plat located in a PUD (Planned Unit Development) zoning district on the north side of East Garrard Road, west of Old West Point Road, in the southwestern corner of the former “Pilkington Trailer Park” in Ward 5. The City Planner then read a brief introduction of the request.

Ms. Gayle Kraker addressed the Commissioners, stating that they had met with the Development Review Committee and had made corrections to the plat as suggested during the meeting.

Commissioner Murdock asked about the flood area on the plat. Mr. Griffith answered that he had contacted MEMA and was awaiting an answer and that it was most likely a technicality as to where to locate such underground utilities such as sewer manholes to be sure they were above the flood levels.

Commissioner Hicks asked the engineer/surveyor why he had used “Pat Station Road” in his legal description instead of “East Garrard Road.” Mr. Mike Brent answered that it should be updated to East Garrard Road and would make a note of it. Mr. Griffith added that the road name was originally “Pat Station Road” and the Board of Aldermen had officially changed the name when the road was formally opened.

Commissioner Herring asked the applicant if the houses were going to be two stories. Ms. Kraker responded that she didn’t think they would be because they had not been looking at two-story designs for this project.

After a brief discussion, Commissioner Murdock made a motion to recommend approval of the preliminary plat to the Mayor and Board of Aldermen with the following nine conditions provided by Planning staff:

1. The preliminary plat meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended.
2. The preliminary plat shall meet the minimum right-of-way and roadway dimensions as approved by the Board of Adjustments & Appeals on November 17, 2011.
3. Approval of the preliminary plat shall be tentative, pending the submission of the final plat, as specified in Appendix B, Article IV, Section 3 of the City of Starkville’s Code of Ordinances.
4. The applicant shall prepare and submit infrastructure plans in accordance with Appendix B, Article III, Sections 3 & 4 of the City of Starkville’s Code of Ordinances.
5. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate city staff prior to the commencement of any construction activities at the site.
6. When a final plat is submitted for review by the City’s Development Review Committee, all required improvements must be complete and the applicant shall provide “as-built” drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in “AutoCAD” format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City’s ordinances.

7. All public utilities shall be in place and any non-conforming conditions noted during final inspection and shall be corrected prior to placement onto the Planning & Zoning Commission agenda.
8. Approval of the preliminary plat shall be valid for one year, per Appendix B, Article III, Section 2(6)(b) of the City of Starkville's Code or Ordinances.
9. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.

Commissioner Hicks seconded the motion and the Commission voted 4—1 (Loveless opposed) to recommend approval of the preliminary plat.

PLANNER REPORT

Commissioner Herring asked if Planning Staff could provide a report on the R-M zoning classification and more specifically regarding manufactured and mobile homes on the chart of permitted uses, at the next meeting.

City Planner Ben Griffith stated that there were two public hearings scheduled for the May 8th meeting and was not sure what else would be on the agenda. He also asked the Commissioners to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on the upcoming agenda.

ADJOURNMENT

Commissioner Murdock made a motion, seconded by Commissioner Moore, to adjourn the meeting at 5:50 PM. The next regularly scheduled meeting will be Tuesday, May 8, 2012 at 5:30 PM in the City Hall Courtroom.

Jerry Emison, Chairman

Ben Griffith, AICP, City Planner