

Coopertown Planning Commission Meeting

November 15, 2005

The meeting was called to order at 6:55 pm by Chairman Ed Niec.

Chairman Niec called the roll. Present were Mayor Crosby, Alderman Ruth, Chairman Niec, Mr. John West, Alderman Gill and city engineer Rick Mayo

Absent were Mr. Tony Neal, Mr. Ronnie Osborne, State Planner Mr. Ron Cooper, Mr. Darrell Boggs (Mr. Boggs arrived later)

Mr. Niec asked for comments on the September 20 and October 18 minutes. Alderman Ruth made a motion to approve the minutes of both meetings and Alderman Gill seconded the motion. The minutes for September 20 and October 18 were accepted by unanimous vote.

New Business

Case 05-27: Final Plat reading for Crabtree Acres (The developer?) requested that this be moved to the December meeting

Case 05-28: Mr. Dwight Pennington is requesting a variance from AG to RC of property located on York Road, Felts Road and Henry Gower Road (Felts-Deerlick Farm). First Reading.

Chairman Niec called on Mr. Pennington to speak. Mr. Pennington has purchased land and needs to have it rezoned in order to build three additions to Oak Pointe. Mr. Niec asked if this was a continuation of Oak Pointe.

Committee member Mr. Boggs arrived at the meeting.

Mr. Pennington said that the State Planner has given suggestions regarding density.

Mr. Niec asked for the total number.

Mr. Pennington stated that he will build three phases, if the economy permits, four phases.

Mr. Niec asked for a number.

Mr. Pennington projected building 230-250 homes.

Mr. Gill asked about road access.

Mr. Pennington said access would be from his side (Oak Pointe) with the cemetery on the other side.

Mr. Pennington has checked the utilities and he stated there is "plenty of water and gas."

Mr. Pennington discussed the possibility of building a gated community since the homes are now in the \$400,000 price range.

Mr. Niec asked about an allowance for a park

Mr. Pennington said the State Planner had suggested (?)

Mr. Gill asked Mr. Pennington about building cluster homes.

Mr. Pennington said he will get a designer in the future. Now he needs R-C zoning like the rest of Oak Pointe.

The city engineer, Rick Mayo, discussed the storm drain with Mr. Pennington.

Mr. Pennington said he would split the road with landscaping

Mr. Mayo asked about the Henry Gower entrance.

Mr. Pennington said there will be no entrance on Henry Gower, residents will use his roads instead

Mr. Mayo asked when he would be laying out the space

Alderman Ruth asked about the number of homes to be built.

Mr. Pennington said he would build 235-245 homes depending on drainage, etc. and anticipates no future traffic on Henry Gower

Alderman Gill made a motion to approve Mr. Pennington's request for a variance, Case 05-28.

The motion passed unanimously.

Old Business

Adoption of the Coopertown Community Development Plan

Mr. Niec said that Mr. Cooper was to refer back

Mr. Niec called for any further discussion or final comments.

The commission members and engineer Mayo discussed a property in Windmere Estates with the owner, Mr. Willard Gupton. There was much discussion about a drainage easement, the manner in which it was recorded, and the problem it is causing with selling the lot. Alderman Ruth relayed her phone conversations with Mr. Gupton and Mr. Bob Hogue of the County Planning and Zoning Office. Mr. Mayo advised Mr. Gupton that the easement needs to be shown on the plat. Mr. Mayo advised Mr. Gupton to get a revised plat and file an amended plat. Surveyor Steve Artz said Mr. Stringer (at the Health Department) won't approve it.

Mayor Crosby said he will call Steve Artz tomorrow regarding Mr. Gupton's property.

Alderman Gill made a motion to adjourn the meeting; it was seconded by Mr. West.

The meeting was adjourned at 7:35 pm