

**Planning Commission Meeting
Tuesday, March 8, 2016
6:00 P.M.**

Item 1) Welcome and Introduction

Chairman Brian Wismer called the meeting to order at 6:01 p.m. in the City of Hapeville Municipal Court Complex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance include Vice Chairman Charlotte Rentz, Jeanne Rast, Lucy Dolan, Mark Farah, Kaity Ferrero and Travis Horsley. Councilman Diane Dimmick, City Manager William Whitson, City Planner Bill Johnston and Executive Secretary Tonya Hutson were also present.

Applicants Katrina Bradbury representing the Hapeville Development Authority and Kevin Gotsch representing Corner Tavern were present.

Guests present included David Burt, Carol Seaton, George Rogan, Mickie Williams and Laura Murphy.

Item 2) Election of Officers

Motion Item:

Lucy Dolan made a motion, Charlotte Rentz seconded to re-elect Brian Wismer as Chairman of the Planning Commission. Motion Carried: 6-0.

Motion Item:

Lucy Dolan made a motion, Charlotte Rentz seconded to elect Travis Horsley as Vice Chairman of the Planning Commission. Motion Carried: 6-0.

Item 3) Minutes of December 8, 2015

Motion Item:

Mark Farah made a motion, Travis Horsley seconded to approve the minutes of December 8, 2015 as submitted. Motion Carried: 6-0.

Item 3) Old Business

None.

Item 5) New Business

A. Dearborn Plaza

Final Subdivision Plat

Ms. Katrina Bradbury, on behalf of the Hapeville Development Authority is seeking final plat approval for re-subdivision of two contiguous parcels identified as Tract 1, consisting of 0.640 acres, and Tract 2, consisting of 0.482 acres. The tracts are zoned U-V, Urban Village.

Motion Item:

Charlotte Rentz made a motion Kaity Ferrero seconded to approve the Final Subdivision Plat application at Dearborn Plaza subject to the condition that the applicant comply with the deficiencies identified in the City Engineer's report. Motion Carried: 6:0

B. Dearborn Plaza

Site Plan Review

Mr. Mike Rabb, representing Corner Tavern, is seeking site plan approval to build two free standing restaurants and associated parking on property known as "Dearborn Plaza." The property is zoned U-V, Urban Village and is within the Arts District Overlay.

Motion Item:

Jeanne Rast made a motion, Charlotte Rentz seconded to approve the site plan application for Dearborn Plaza subject to the following conditions...

- **Applicant must comply with the deficiencies identified in the City Planner's and the City Engineer's report in addition to providing an 18' building setback requirement to accommodate outdoor dining**

Motion Carried 6-0.

Public Comment: Carol Seaton, Katrina Bradbury, David Burt, Kevin Gotsch and Laura Murphy

Item 6) Next Meeting Date – April 12, 2016 at 6:00 p.m.

Item 7) Adjourn

There was discussion regarding the City's parking requirements and the proposed development on Virginia Avenue with City Manager William Whitson.

There being no further discussion, the following action was taken:

Motion Item:

Kaity Ferrero made a motion, Jeanne Rast seconded to adjourn the meeting at 7:03 p.m. Motion Carried: 6-0.

Respectfully submitted by,

Chairman,
Brian Wismer

Executive Secretary,
Tonya Hutson