

PLANNING & ZONING COMMISSION  
EVANSDALE CITY HALL  
OCTOBER 24, 2017

The Planning & Zoning Commission met on October 24, 2017. Chairman Sandy Clements called the meeting to order at 7:00 p.m. Members present: Loraine Atkins, Sandy Clements, John Peverill and Denny Wilson. Absent: Mark Brandes, Mike Cahoe and Scott Strader. Quorum present.

Peverill/Wilson to approve the October 24, 2017 agenda. Ayes – Four. Motion carried.

Clements/Atkins to approve the September 26, 2017 Regular Meeting minutes. Ayes – Four. Motion carried.

Resolution 2017-1 amending Part III, 2A-3, Definitions, Building Height, of the Evansdale Zoning Ordinance, by changing the language: Clements/Wilson to change the phrase “average of the height” to “mid-point of the gable.” Ayes – Clements, Peverill and Wilson. Nays – Atkins. Motion carried.

Resolution 2017-2 amending Part III, 2A-3, Definitions, Convenience Store, of the Evansdale Zoning Ordinance, by changing the language: Clements/Peverill to add the following language “provided that more than sixty (60) percent of its gross income is derived from, and more than seventy-five (75) percent of its retail floor space is devoted to, the sale of merchandise, services for on-site enjoyment, food, and beverages other than alcoholic beverages, in either case not including the sale of tobacco products, lottery tickets, or pumped vehicle fuels such as gasoline, diesel and similar products, and provided further that not more than twenty-five (25) percent of its gross income as so determined is derived from the sale of alcoholic beverages other than beer or wine.” Ayes – Atkins, Clements, Peverill and Wilson. Nays – none. Motion carried.

Resolution 2017-3 amending Part III, 2A-3, Definitions, of the Evansdale Zoning Ordinance, by adding Liquor Store and its definition: Peverill/Atkins to add the following definition “Liquor Store: A retail store where sales of alcoholic beverages comprise thirty-nine (39) percent or more of its gross income, and twenty-four (24) percent or more of its retail floor space is devoted to such merchandise, in either case not including the sale of tobacco products, lottery tickets, or pumped vehicle fuels such as gasoline, diesel and similar products.” Ayes – Atkins, Clements, Peverill and Wilson. Nays – none. Motion carried.

Resolution 2017-4 amending Part XIII, C-3 Central Business District, 2A-27, Regulations, C. Adult Businesses, 3, of the Evansdale Zoning Ordinance by changing the language: Wilson/Peverill to change the language concerning fines to “\$100.00 for the first offense, \$250.00 for the second offense, and \$500.00 for the third and subsequent offenses.” Ayes – Atkins, Clements, Peverill and Wilson. Nays – None. Motion carried.

Resolution 2017-5 amending Part XXV, 2A-49, Violation and Penalties, of the Evansdale Zoning Ordinance, by changing language: Wilson/Peverill to change the language concerning fines to “\$100.00 for the first offense, two hundred fifty dollars (\$250.00) for the second offense, and five hundred dollars (\$500.00) for the third and subsequent offenses.” Ayes – Atkins, Clements, Peverill and Wilson. Nays – None. Motion carried.

Authorization to send a notice of vacated position to Mark Brandes, due to chronic absence: Mr. Brandes has missed every meeting this year and has not responded to attempts to contact him. Wilson/Peverill to send the above notice. Ayes – Four. Nays – None. Motion carried.

Discussion: height of accessory buildings was briefly discussed and will be added to the agenda for the next meeting. Mrs. Atkins would also like to discuss stricter residential uses in the Business District.

Peverill/Wilson to adjourn. Ayes – Four. Motion carried. The meeting adjourned at 7:29 p.m.

  
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Sandra E. Clements, Acting Secretary