

Harrisville City Planning Commission Meeting
Held at 363 W. Independence Boulevard
7:00 p.m. October 13, 2010

Commissioners:	Jeff Pearce	Visitors:	Ruth Pearce
	Ed Saunders		Mike Norseth
	Roger Shuman		Yvette Palau
	Bob Howard		M.. Shawn Palau
Staff	Shanna Edwards (Secretary)		Keanu Palau
	Mayor Richard Hendrix		Patrick Erskine

Commissioners Weiss, Knighton, and Hohosh were excused. Chairman Pearce called the meeting to order and turned the time over to Mayor Hendrix

1. Recognize Mike Norseth for past service on Planning Commission.

Mayor Hendrix presented Mike Norseth with a certificate of appreciation, and a “Harrisville Horizons” book, and his planning commission name plate. He acknowledged the many years Mike Norseth served and the expertise and knowledge he brought to the commission.

(Mayor Hendrix and Mike Norseth left the meeting)

2. PUBLIC HEARING to receive public comment on a conditional use permit application for Palau Enterprises, to include rental of noncommercial vehicles along with a detail shop and used auto sales at 811 North Harrisville Road.

MOTION: Commissioner Saunders motioned and Commissioner Howard seconded with unanimous approval to open the public hearing.

Public Comments:

Yvette Palau - property owner of 811 N. Harrisville Road: She commented on the present uses and explained that the additional use requested would permit the rental of noncommercial vehicles at that site.

MOTION: Commissioner Shuman motioned and Commissioner Howard seconded with unanimous approval to close the public hearing.

DISCUSSION: Yvette Palau explained the noncommercial vehicles would include U-Haul type trucks, trailers, boxes, etc. She said they expect an increase in business during the summer months. This is a satellite location and the trucks will come and go. However, if the lot becomes crowded, they will move some vehicles to the corporate office. A 26-foot truck is the largest that will be on the lot and they expect to have ten pieces total on the lot at one time. This will depend on the number of reservations made. All vehicles will be parked on the property and not overflow onto public property.

3. Site plan review for property at 811 North Harrisville Road.

The neighboring residential property owner on the west installed white vinyl fencing along Highway 89 and continued the fence one third of the way from the highway down the property

line between that property and the Palau property. Yvette Palau said she will continue a section of the fence to the back edge of the building where the existing trees start, and then maintain the trees that are there. Secretary Edwards mentioned the need to maintain visibility at the intersection where North Harrisville Road accesses Highway 89. There is a canopy there causing some sight issues. Yvette Palau said the canopy has sidewalls, and when cars are parked under the canopy, there is no visibility. She said they prefer leave the canopy where it is and remove the canopy sidewalls. The original sign on her property overhung the highway, so when the state redid Highway 89, her sign was moved. She indicated that they cannot landscape or use the graveled area east of the sign because that is state right-of-way property. She asked if the portion of the fence they will put up could be white vinyl with spaces that would allow the neighbor to see in because the neighbor keeps a watch on the property for her. She mentioned that trailers were stolen from her property when Allen Whetton had his business there. Commissioners were approving of the fence and told her to work it out with the neighboring property owner. She said they are no longer using the smaller building for therapy, and that is where U-Haul will have their main office. U-Haul will also use some of the area in the larger building. She will still do detailing in that building as well. Commissioners suggested that the larger trucks be kept away from the corner of North Harrisville Road and Highway 89 intersection. Disable and employee parking stalls are still striped on the parking lot, but when they amended the site plan in 2003, the rest of the striping was taken out. They will have fewer vehicles with the U-Haul business than the 2003 amended site plan called for.

MOTION: Commissioner Shuman motioned to approve the conditional use permit application for Palau Enterprises to include rental of noncommercial vehicles along with a detail shop and used auto sales at 811 North Harrisville Road. The motion was seconded by Commissioner Saunders voting was unanimous by commissioners present.

MOTION: Commissioner Saunders motioned to approve the site plan for Palau Enterprises located at 811 North Harrisville Road contingent upon the side panels of the canopy being removed for better viability, larger vehicles should be parked away from the highway so as not to impede visibility, and contingent upon fencing being installed as shown on the amended site plan. The motion was seconded by Commissioner Howard voting was unanimous by commissioners present.

(M. Shawn, Kenau, Yvette Palau and Patrick Erskine left the meeting)

4. Approval of Minutes of meeting held September 8, 2010.

MOTION: Commissioner Shuman motioned and Commissioner Howard seconded to approve minutes of the meeting held September 8, 2010, as written. Voting was unanimous.

5. Public Comments. None

6. City Council Report - Chairman Pearce and Commissioner Shuman

Chairman Pearce reported on the meeting of September 28. Commissioners had received copies of the minutes, and he pointed out that the city council made changes to Ordinance 428 on Land Use amendments by not limiting the use to noncommercial vehicles. They added "commercial vehicles and equipment." Secretary Edwards expressed concern for that change. They also

removed paragraph 11.16.030.8(c)(1) from Cluster Development Concepts Ordinance 429. At the city council meeting last night, they approved the annual sanitary sewer internal inspection project, and approved a one time extension on final approval of Thoroughbred Meadows.

7. Adjournment.

At 7:40 p.m., Commissioner Saunders motioned and Commissioner Shuman seconded to adjourn the meeting. The next regular planning commission meeting will be held November 10, 2010, 7:00 p.m. at the city hall.

Shanna C. Edwards
Secretary

Jeff Pearce
Chairman