

**Planning Commission Minutes  
March 23, 2015**

**1. ROLL CALL** – Robert Mann, Chair called meeting to order at 6 PM.

**PRESENT**

Josh Clary  
Sean Schader  
Matt Hutcherson  
Robert Mann, Chair  
Gerry Harris  
Judy Horne  
Bobby Wilson

**ABSENT**

Toni Bahn

**2. Approval of Minutes** – March 2, 2015. Judy Horne noted Josh Clary was present for the meeting but she had left his name off the “Present” roster. Minutes, with the correction, were approved unanimously.

**3. Comments from Citizens** – There were no visitors and no comments.

**4. Election of Officers** – Robert Mann to serve as Chair, Gerry Harris, Vice Chair, and Judy Horne, Secretary were nominated. Bobby Wilson moved approval of officers, seconded by Sean Schader. Motion passed unanimously.

**Thank you note read** – A thank you card from Sue Johnson was read.

**5. Discussion of Use Unit Categories**

Melissa McCarville, Business Manager for City of Farmington, presented a table of information about permitted uses in Residential Office (R-O), General Commercial (C-1), Highway Commercial (C-2) and Industrial (I) zones which she distributed to commissioners. Long discussion followed regarding a few of the many possible adjustments to permitted use that might need to be made. For example, pawn shops should be a permitted use; presently is Conditional Use with the owner being required to return each year to the Planning Commission with request for continuance. A few other examples were discussed.

Another area of discussion was with regard to larger and small retail business use units. These were considered: smaller retail businesses (<2,500 square feet) and larger retail businesses (>2,500 square feet).

Josh Clary explained that in Fayetteville Conditional Use may be granted with the stipulation that if the business does not have complaints within one year, then the conditional use is automatically renewed for the next year. If there is a complaint, the Planning Commission investigates, may request correction of a problem, or if finding no problem approves continuance of the conditional use. It was thought that home day care might be a different situation, however, with some type of renewal being required.

City Attorney Steve Tennant suggested taking a careful look at what the commissioners feel needs to be conditional use (CU). Using R-O as an example (quasi-commercial next to residential) think about what type of businesses might interfere with homeowners nearby. Some might need to be CU, and some might not.

It was decided that commissioners will carefully review the table Melissa had provided using the following instructions:

- 1) Study the information on the back two pages.
- 2) Review the suggested Use Units (left-hand column, beginning with Offices, Studios & Related Services) and add any additional Use Units you believe are needed.
- 3) Then go through each individual use and see if it is in the right Use Unit category.
- 4) And finally, look at the right-hand columns for R-O, C-1, C-2, and I and mark them as you think best using:

NP	Not Permitted
✓	Permitted
CU	Conditional Use

Melissa will send the file copy of the table so that commissioners can input their recommendations. Completed information should be returned to Melissa as soon as possible so she can combine the input by next meeting.

## Adjournment

Having no further business, Clary moved to adjourn, seconded by Harris and passed unanimously.

  
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Judy Horne  
Secretary, Planning Commission

  
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Robert Mann  
Chair, Planning Commission