



PLANNING COMMISSION

MINUTES of December 14th 2021

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, December 14th, 2021.

Members Present:

Michael Ohleger, Vice-Chairman
Marolyn Cash
Melvin Henson, City Council Representative
Timothy Petrie
Lucy Ferrebee
Kristie Gibbons

Members Absent:

Dennis Hawes, Chairman
Jason Tyree, Ex Officio member
Justin Wiseman

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order and roll was called. Mr. Ohleger presided in the absence of the Chairman.

Minutes

Mr. Henson moved to adopt the minutes of November 9th 2021 as presented. Mr. Petrie seconded, and all voted yes. Mrs. Ferrebee and Mrs. Gibbons abstained.

Secretary's Report

Mr. Roberts updated the Commission on several items.

- The Friends of Greenwood Cemetery has organized to fix up the neglected African-American cemetery off of 1st Street. City Council has given their general blessing on the work as well as on a land swap to adjust the borders of the cemetery. Based on mapping known graves, they propose a boundary adjustment of the City-owned cemetery parcel. This boundary adjustment will require subdivision approval because it creates additional parcels. They hope to bring this subdivision to the Planning Commission in January.
- Short term rental regulations will go to Planning Commission public hearing in January.
- The corner lot setback text amendment and the Seminary Hill Historic District name change will go on the public hearing in January also.

Old Business

None

New Items

2350 Beech Avenue Conditional Use Permit

Applicant Bryson Adams proposes at new four-unit apartment building on a vacant lot. Mr. Roberts began by summarizing the staff report analysis. Mr. Petrie asked about the angle of the parking spaces at the rear, and Mr. Adams responded that the spaces are angled for access from the north.

Mr. Henson asked about utility service, and Mr. Adams responded that he will have a master water meter and individual shutoffs for units, and that he would have a single electric service with subpanels. Mr. Henson also asked about firewalls between units, and Mr. Adams responded that between units would be two-hour fire walls and end walls would be one-hour fire walls. Mr. Henson asked about maintenance of the alley, and Mr. Roberts responded that the City would continue to maintain the alley to the same standards. The City does not generally plow alleys. Mr. Roberts also pointed out that there is ample street parking for guests or during a snow event.

Mr. Ohleger asked about whether the internal lot lines had been vacated yet, and Mr. Roberts responded not yet. Mr. Ohleger also asked about water and sewer, and Mr. Roberts replied that Public Works had not yet confirmed details of the water and sewer availability.

Adjournment 7:34 PM

Approved: _____