

ENTERPRISE PLANNING COMMISSION MEETING – JUNE 6, 2022

The Enterprise Planning Commission convened on Monday, June 6, 2022, at 8:30 a.m. in the Mayor’s Conference Room at City Hall with the following members:

Present: Lorenzo Harrison, Chairman
Shane Johnson, Vice Chairman
Scotty Johnson
Bobby Hancock
Mark Goodson
Kenneth Rogers
Shannon Roberts

Absent: Kummel Fleming
Lee Milliner

Also Present: Barry Mott, City Engineer/ Public Works Director
Thomas Hardy, Assistant Director of Engineering
Jonathan Tullos, City Administrator
Rainer Cotter, City Attorney

Mr. Harrison called the meeting to order.

Review of Minutes

No review of minutes as it was a special called meeting.

Old Business

None.

New Business

A request by the City Engineer to make an amendment to Ordinance 10-05-21 regarding the keeping of certain honey bees.

Mr. Hardy, on behalf of the City Engineer, explained the proposed changes to ordinance 10-05-21.

Mr. Hardy explained that the zoning district requirement would be changed to a land size requirement. Parcels meeting the size requirement of an R-100 lot would be allowed to keep certain honey bees.

Mr. Hardy then explained that “body of water” would be changed to “swimming pool” in the ordinance. He said this change would protect citizens with swimming pools but not hinder citizens with natural bodies of water near their residence from keeping certain honey bees.

Mr. Hardy stated a new section would be added to the ordinance that prevented dividing land below the necessary land size requirement. He explained that this section would protect from certain honey bees being kept in high density housing districts.

Mr. Harrison opened the floor for public comment. There being none he closed public comment.

Mr. Harrison asked for a motion.

A motion was made by Mike Goodson to approve a request by the City Engineer to make an amendment to Ordinance 10-05-21 regarding the keeping of certain honey bees; it was seconded by Kenneth Rogers. The motion carried unanimously.

A request by the City Engineer to amend the Zoning Ordinance to establish zoning jurisdiction of the City to include the area lying within 2 miles of the boundary of the City of Enterprise Municipal Airport.

Mr. Hardy, on behalf of the City Engineer, explained the proposed Airport Zoning Ordinance.

Mr. Hardy explained that the proposed ordinance would only set zoning and use of the area. The area within the overall A-Z zone would be divided such that the quarter mile area around the airport would be zoned for Light Manufacturing and other like uses. The remaining of the two-mile radius of the A-Z zone would be divided such that that zoned area would have no City-imposed use restrictions.

Mr. Hardy explained the reason for the zoning was to protect the airport without interfering in the county unnecessarily. Mr. Hardy told the commission that included in the ordinance was a height restriction of 25' and anything over 25' throughout the entire 2-mile radius will be subject to permitting by the City.

Mr. Mott requested that exhibit A be modified to reflect that the A-Z zone does not affect the City Limits. He noted with this ordinance that all current uses are allowed and that this ordinance will not force any changes to current uses in A-Z zone.

Mr. Tullos asked Mr. Mott how the process will work for anyone wanting to develop in the county. Mr. Mott explained that if it was in the No City-imposed use restriction area within the A-Z zone as noted in the yellow area in exhibit B, then the developer should refer to the county regulations once confirming zoning and height restrictions with the city. He then explained that if it was in the Light Manufacturing use zone as noted in the purple area in exhibit B, then the developer would work with the City's engineering department as if it was in the City limits of Enterprise.

Mr. Hardy went on to explain that the Light Manufacturing use zone is commercial in nature and all commercial developments over an acre would trigger the site plan review process for the Planning Commission.

Mr. Mott asked what the process would be if an A-Z zone permit was denied and the applicant wished to appeal the decision. Mr. Hardy explained the applicant could appeal the decision to the Board of Adjustment as part of the administrative appeal process.

Mr. Mott confirmed with Mr. Hardy that if the request was inside the Light Manufacturing area/use zone and was under an acre, there would not be a site plan requirement.

Scotty Johnson confirmed with Mr. Mott that the Light Manufacturing area was only within the quarter mile radius from the airport property lines.

Mr. Mott asked Mr. Hardy to expand upon the reasoning for the zoning in that quarter mile. Mr. Hardy explained that the zoning was to protect the airport from any potential hazard and to keep the zoning uniform within that quarter mile radius. Mr. Mott went on to explain that within that quarter mile around the airport was the most likely area for accidents to occur.

There being no further questions from the Planning Commission, Mr. Harrison opened the floor for public comment as part of the public hearing process. There being none he closed public comment.

Mr. Mott explained that the preliminary report was as explained during the meeting and as set out in the proposed ordinance and that he recommended that this preliminary report be approved and deemed a final report to submit to the Council for hearing and action.

Mr. Harrison asked for a motion.

A motion was made by Mike Goodson to approve the preliminary report for a request from the City Engineer to amend the Zoning Ordinance to establish zoning jurisdiction of the City to include the area lying within 2 miles of the boundary of the City of Enterprise Municipal Airport; and was seconded by Kenneth Rogers. The motion carried unanimously.

There being no public comment, Mr. Mott requested that the preliminary report be approved as the final report and submitted to the Council.

A motion was made by Bobby Hancock to approve the final report for a request from the City Engineer to amend the Zoning Ordinance to establish zoning jurisdiction of the City to include the area lying within 2 miles of the boundary of the City of Enterprise Municipal Airport; it was seconded by Mike Goodson. The motion carried unanimously.

Adjournment

There being no further business before the Commission, Mr. Harrison declared the meeting adjourned.

Lorenzo Harrison, Chairperson

Thomas Hardy, Assistant Director