

Approved January 8, 2024

**MINUTES**

**DEVELOPMENT COMMITTEE**

**November 13, 2023 6:00 P.M.**

**1. Call to Order, Roll Call, and Establishment of a Quorum.**

Alderman Rebecca Stout called the meeting to order at 6:00 p.m.

Roll call found Aldermen Melissa Birch Ferguson, Lori Chassee, Jayme Sheahan, Rebecca Stout and Chris Swiatek present. Alderman Stout announced a quorum.

Also in attendance was Assistant Director of Community Development, John Sterrett.

**2. Approval of Minutes.**

**A. October 9, 2023.**

**Alderman Swiatek moved and Alderman Sheahan seconded a motion to approve the minutes. Voting Aye: Aldermen Birch Ferguson, Sheahan, Stout and Swiatek. Voting to Abstain: Alderman Chassee.**

**3. Public Participation. None.**

**4. Items for Consent.**

**A. 1100 Carolina Drive** – Paclantic Naturals is a natural products warehouse, distribution and processing center which requires storage of flammable liquids, fats and oils. To carry store and use items, the petition requires a Special Use Permit. The Plan Commission member vote was unanimous in favor of the SUP.

**B. 833 Industrial Drive** – Turner World Autosales requires a Special Use Permit to conduct its internet-based mobile vehicles sales business. The Plan Commission member vote was unanimous in favor of the SUP.

**Alderman Birch Ferguson moved to approve Items A and B and Alderman Swiatek seconded the motion. Voting Aye: Aldermen Birch Ferguson, Chassee, Sheahan, Stout and Swiatek.**

**5. Items for Discussion.**

- A. Design Standards Addendum** – Staff was asked to development a document to assist petitioners who may need help interpreting the City’s building design guidelines. The draft version of the Addendum is attached and includes photos and text describing what is allowed by Code. As an all-brick requirement is becoming somewhat stylistically dated and expensive, Staff is open to making additional changes to the Code and Addendum. The topic is up for discussion at tonight’s meeting.

The Item was discussed and there was consensus among the Committee members that the current design standards may be outdated and cost prohibitive, and they would be in support of the use of other quality materials. They also asked that commercial requirements be distinguished from residential, and that staff prepare a list of inclusive materials and provide as much information as possible in the visual guide.

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.**

Tom Dabareiner remarked that staff is considering adding the storage of flammable liquids, fats, and oils as a permitted use. This is less of a zoning matter and more of a safety issue that would be better addressed by the building and fire staff.

**9. Adjournment.**

**Alderman Birch Ferguson moved to adjourn the meeting at 6:18 p.m. and Alderman Sheahan seconded the motion. Voting Aye: Aldermen Birch Ferguson, Chassee, Sheahan, Stout and Swiatek.**

Respectfully submitted,

Jane Burke