

CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION
MINUTES

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2:00 p.m.

Wednesday, March 11, 1992

Members Present: Chris Kaden, Don Hawkins, Marge Clement, Vince Rippy, Bill Bibby, and Allen Fleitman (2:07).

Members Absent: David Hutcherson.

Staff Present: Gene Cravens, Pat Payne, and David Hall

Visitors Present: List.

The first item of business was calling the meeting to order at 2:05 p.m.

The second item was consideration and approval of the minutes from the regular meeting of January 8, 1992. A motion was made by Bill Bibby and seconded by Chris Kaden to approve the minutes as presented. Motion carried by the following votes: Ayes: Kaden, Hawkins, Clement, Rippy and Bibby. Nays: None. Absent: Hutcherson and Fleitman. Abstention: None.

The third item of business on the agenda was consideration and recommendation on a request by Unicare Homes, Inc., (Frontier Manor Nursing Home) for a Specific Use Permit to allow a modular building at the rear of the main structure at 1907 Refinery Road for additional office space. The area is zoned Commercial and lies within the I-35 Corridor.

Mr. Hawkins asked if a representative of Unicare Homes was present to speak for their request. Diann Rittenhouse, Administrator of Frontier Manor Nursing Home, stated their request. She began by saying that the structure is [in fact] a trailer house and they want to use it for additional office space. Mr. Hawkins asked if it is [in fact] a portable building or trailer house. Kim Duffy, also representing Unicare Homes, said it is a modular building. Mr. Hawkins asked to see pictures of the proposed structure and how it will be set and how it will blend in with the main building. Pictures depicting the building were passed around to the Board members. Allen Fleitman asked if the building would be accessible to emergency/fire protection vehicles; Mr. Cravens stated it would. He too had pictures showing an asphalt driveway to the rear of the property and a chain link fence which is at the rear that has double gates for accessibility. Mr. Hawkins, after viewing pictures presented by Ms. Rittenhouse, asked if they planned to remove the wheels, etc. from the structure, skirt the

building and landscape around it; she replied they plan to have the building there for some time; so, yes, they will skirt it and remove the wheels.

Mr. Hawkins asked Mr. Cravens if he had any comments from staff. Mr. Cravens replied that the request for the structure to be placed under a Specific Use Permit does meet all setback requirements. The only recommendation from staff is that the structure be skirted; the wheels be removed; and, in order to make it blend in with the already existing nursing home, which does have shrubbery around it, it should have shrubbery around it too, since it will be visible from the highway.

Mr. Hawkins said he agrees with Mr. Cravens' recommendations. Mr. Cravens explained to Ms. Rittenhouse and Ms. Duffy that the Specific Use Permit would have a specific time stipulation period imposed upon it, and after that time period lapses, the Specific Use Permit will have to be re-reviewed for renewal, usually after a two year period.

After no further discussion of the request, a motion was made by Allen Fleitman and seconded by Vince Rippy to **recommend approval of the Specific Use Permit for a two year period to allow a modular building at 1907 Refinery Road to be used for an office with stipulations that the wheels be removed; the structure would be skirted; and the area around the structure be landscaped.** After the two year period, the Specific Use Permit will be reviewed for renewal. Motion carried by the following vote: Ayes: Kaden, Hawkins, Clement, Fleitman, Rippy and Bibby. Nays: None. Absent: Hutcherson. Abstention: None.

The **fourth item of business** was consideration and recommendation on a request by C. R. (Russell) Ford for renewal of a Specific Use Permit to allow a mobile home for security purposes at the Gainesville Municipal Airport, Terminal Building (The building is actually between the Terminal Building and the main hangar). The area is zoned Light Industrial.

Mr. Hawkins asked Mr. Ford if he wanted to speak for his request. Mr. Ford stated that when the Specific Use Permit was first permitted two years prior, they had placed a travel trailer at the site; however, wind storm damage caused removal of it, to be replaced with a motor home parked in the same place, being used for the same purpose. He continued by saying that since having the advantage of security in the area, they have had no instances of vandalism in that immediate area. Someone stays there every night.

Mr. Hawkins asked Mr. Cravens if he had any staff comments. Mr. Cravens said he agreed with Mr. Ford, and the motor home does look better than the travel trailer that was first placed there. He said the motor home does not distract, and he does not have any problems with the renewal request, but does recommend that the LP gas container between the mobile home and the building be moved away from the building because of the liability of a fire hazard and explosion.

After no further discussion, a motion was made by Chris Kaden and seconded by Allen Fleitman to **recommend approval of the Specific Use**

Permit renewal for a two year period, after which time it will be reviewed for renewal. Motion carried by the following motion: Ayes: Kaden, Hawkins, Clement, Fleitman, Rippy and Bibby. Nays: None. Absent: Hutcherson. Abstention: None.

The fifth item of business was consideration and recommendation on a request by Brad Kane, dba Pro Choice Dog Food Company, for renewal of a Specific Use Permit to allow a mobile home for security purposes at 2216 Refinery Road. The area is zoned Heavy Industrial.

Mr. Cravens stated that this was the second renewal for the Specific Use Permit, and there have been no complaints or problems in that area with the mobile home being used for security; the mobile home has accomplished the job it was set there to do.

After no further discussion, a motion was made by Marge Clement and seconded by Bill Bibby to recommend approval of the request for renewal of a Specific Use Permit for a two year period at 2216 Refinery road for a mobile home for security purposes. Motion carried by the following votes: Ayes: Kaden, Hawkins, Clement, Fleitman, Rippy and Bibby. Nays: None. Absent: Hutcherson. Abstention: None.

Mr. Cravens presented an item of information for the Board. He explained that a portion of Doss Street, which stops at the I-35 Service Road, will go before the City Council on March 17, 1992, to be abandoned as a right-of-way. The street has been platted, but there is no actual street at that location. The property abutting Doss Street will become one big lot with no division and will front on the service road.

After no further business the meeting was adjourned at 2:31 p.m.