

City of Harrison

Planning Commission Meeting Minutes

August 28, 2018

Public Hearing:

No Public Hearing

Planning Commission Meeting:

Harrison Planning Commission Chairman Mike Norton called the meeting to order on Tuesday, August 28, 2018 at 1:00 p.m. in the Council Room at the Harrison City Hall.

Roll Call:

Michael Norton (Term Exp. 2/2019) P	Bob Dodson (Term Exp. 2/2021) P
Cloyd Baltimore (Term Exp. 2/2021) P	Pat Brown (Term Exp. 2/2021) A
Herb Lair (Term Exp. 2/2019) P	Joel Williams (Council Liaison) P
Mike Horne (Term Exp. 2/2019) P	

The minutes from the June 26, 2018 meeting were submitted. After review Commissioner Williams made a motion to accept the minutes. Commissioner Lair seconded the motion. The vote was all ayes, motion carried.

Agenda Items:

1. Charlie McCutcheon, representing the Copeland Family presented a proposed lot split in order to develop a portion for commercial purposes. It was then discussed the need to request a waiver from The City of Harrison Master Street Plan design requirements of a 70' Right-of-way running over and across my property from North to South.
Due to the unique dimensions of my 2.59 Acre, Commercial Tract. The proposed future Three Lane Street would consume 37% of the total acreage and consume 53% of the available width. When you apply a 25' Front Building Setback Line from Right-of-way and a 20' Rear Building Setback Line to the 2.59 Acre Tract of Land. The remainder left for constructing a Structure is only 17' of width. This would be a strip of ground 115' wide and a total of 2.24 Acres of land consumed for the Street Right-of-way & Utility Building Setback. By complying with The City of Harrison Zoning & Street Master Plan requirements 87% of the width & 86.5% of the area would be unavailable for Structures. This would render the property virtually unsuitable for building or development now or in the future.
The owner is asking The City of Harrison for a waiver from the 70' wide Right-of-way proposed on The City of Harrison Master Street Plan to a 50' Right-of-way that transitions to 70' IN width as it approaches U.S. Highway 62/65 North.

After lengthy discussion Commissioner Dodson made a motion to approve the lot split as requested and presented. Commissioner Lair seconded the motion. The vote was 5 yes, with Commissioner Baltimore casting the only no vote, motion carried.

Carwash USA Express representative then asked the Commission about some of the possible concerns in the future being able to accommodate the build on the space with a future road.

Jerry Jackson then asked the Commission what the alternative was in the event that the City denied the lot split and the possible increased acquisition costs to the City in the future. Jackson expressed his opinion that the Commission should try to find middle ground with the land owner.

There being no further business, the meeting was adjourned.

Michael Norton, Chairman

Jeff Pratt, City Clerk