

**Meeting of the Planning Commission
City of Tuscola**

Date: March 17, 2016

Agenda: Consider a request for a Special Use Permit for Beth’s Place, 600 E Wilson St. The request is for an accessory use in the existing structure, in order to sell handmade and repurposed items. The property is zoned D-2, General Residential, which does not allow a Business Use.

Minutes: The meeting was called to order by Secretary Jerry Reynolds in the absence of Chairman Steve Hilgendorf, at 7:00 PM. Roll call was taken and five members were present. Hilgendorf entered the meeting at this point and differed chairmanship for this meeting to Reynolds, who had already started. That brought the number of members present to six. Reynolds declared a quorum and continued by reading the request for Special Use. He noted that all applications were in order and fees paid. And informed the applicant that the Planning Commission’s findings would be forwarded to the city council, who makes the final decision. Present in the audience was neighbor Fred Smith and Beth’s Place Administrator, Sharon Jarboe.

Reynolds asked the applicant, Sharon Jarboe, if she would like to address the board with her request. She then gave a brief description of the request, describing the need, due to lack of State funding. She stated that they have been doing this at other locations and have tried to rent, but simply do not have the funds to do that. Board member Randy Hastings asked how many parking places they have and how many customers at a time would be expected. Jarboe stated they have 6 – 8 and did not expect more than 2 -3 customers at any one time. Fred Smith, neighbor then expressed his opposition, stating there are too many children in the area. Board member Terry Poindexter asked about the amount of traffic this would create, and Jarboe stated she did not expect any more traffic than they have now.

Building Inspector, Steve Hettinger, explained principle use vs accessory use. Board member Brad Bennett discussed the principle use vs. accessory use and suggested that maybe the board should send this to the council to decide whether the request even required a Special Use Permit. Poindexter stated he has no problem with this request. Smith then asked, “isn’t this a business use”? The principle use vs. accessory use provisions in the ordinances were again discussed.

With no further discussion, there was a motion to recommend granting of the Special Use Permit, as applied for, to the council, for their consideration at the next regular council meeting. The motion was made by Randy Hastings and seconded by Steve Hilgendorf. The motion passed with 5 Yeas and 1 Nay.

Roll Call for Special Use Permit Motion

Name	Present	Absent	Yea	Nay
Brad Bennett	X			X
Alan Hettinger		X		
Steve Hilgendorf	X		X	
Brett Adkisson	X		X	
Terry Poindexter	X		X	
Jerry Reynolds	X		X	
Randy Hastings	X		X	

The meeting was adjourned at 7:15 PM.

Submitted by: Secretary Jerry Reynolds and Building Inspector Steve L. Hettinger