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City of Laingsburg Planning Commission Notes September 18, 2017

Chairman James Cherry called the meeting to order at 7:00p.m. in the City Hall Council Chambers.

Members present: Alan Ducastel, Mike Culpepper, James Cherry, Dean Ridsdale and Richard Fraidenburg. Absent: Randy Martin.

Moved by Ducastel, supported by Fraidenburg to approve the minutes of August 21, 2017. All in favor, motion carried.

Moved by Culpepper, supported by Ridsdale to open the Public Hearing to consider amendment to the City of Laingsburg Zoning Ordinance (“Ordinance”); the following is a list of proposed amendments and their effects.

- Amendment to Section 424 – Elimination of the “Residential Primary Caregiver” use.
- Amendment to Section 423 – To allow “Central Business Mixed-Use” operations by-right, as well as concerns regarding size, location and other factors.
- Amendment to Section 507 – To allow the Zoning Administrator to interpret applications of “similar uses”. This allows for administrative interpretation of some uses, not explicitly permitted in the Zoning Ordinance.
- Amendments to Section 507, Section 509, Section 510, Section 511, and Section 512 – To eliminate the “Residential Primary Caregiver Use” from the list of permitted uses in the “RO”, the “RL”, the “RL-1”, and the “RM” districts.
- Amendment to Section 515 – To change “Central Business Mixed-Use” operations from a special land use to a permitted use in the “C-1” district. Also, to eliminate the “Non-Residential Primary Caregiver Use” from the list of special land uses in the “C-1” district.
- Amendment to Section 516 – To eliminate the “Non-Residential Primary Caregiver Use” from the list of special land uses in the “C-2” district.
- Amendment to Section 601 – To establish an administrative site plan review for developments “in fact or appearance, [are believed] to contain important historical and/or natural features” within the “C-1” district.
- Amendment to Section 603 – To eliminate the preliminary site plan review process and to eliminate the mandatory twenty-one (21) day waiting period for Site Plan Review applications.
- Amendment to Section 604 – To eliminate the preliminary site plan review process and expand the duties of the administrative site plan review process.
- Amendment to Section 605 and Section 606 – To eliminate the preliminary site plan review process from the “Standards for Review” and to introduce minor text changes to the “Final Site Plan Review” process.
- Amendment to Section 702 and Section 703 – To eliminate the preliminary site plan review process and to eliminate the mandatory twenty-one (21) day waiting period for Site Plan Review applications.
- Amendment to Section 832 – To eliminate “Central Business Mixed-Use” operations from being classified as a special land use.

- Amendment to Section 834 – To eliminate the “Non Residential Primary Caregiver Use”.
- Amendment to Section 1303 – To change the parking requirements in the “C-1, Central Business District” in order to allow bicycle parking to count towards the total parking requirement for new developments.
- Amendment to Section 1404 – An amendment to permit awning and projecting signs in the “C-1, Central Business District”.

Medical Marihuana Primary Caregivers will now be permitted by-right under state law, as a result the City is removing its additional permitting regulations. The following sections of the Zoning Ordinance are being amended as a result: Section 424, Section 507, Section 509, Section 510, Section 511, Section 512, Section 515, Section 516, and Section 834. All in favor, motion carried.

Public Hearing comments: The amendments were read aloud and discussed by the planning commission. No public present to comment.

Moved by Culpepper, supported by Fraidenburg to close the Public Hearing to consider amendment to the City of Laingsburg Zoning Ordinance (“Ordinance”) as listed above. All in favor, motion carried.

Moved by Ducastel, supported by Ridsdale to recommend the presented amendments to the Laingsburg City Council for approval. Roll call vote: Ayes: Alan Ducastel, Mike Culpepper, James Cherry, Dean Ridsdale and Richard Fraidenburg. Nays: None. Absent: Randy Martin.

Moved by Culpepper, seconded by Ducastel to adjourn, all in favor motion carried.

Meeting adjourned at 7:32 p.m.

Paula Willoughby
Clerk/Treasurer