

**PLANNING AND ZONING COMMISSION
SPECIAL MEETING**

4:00 P.M.

Wednesday, April 20, 2022

Present: Steve VanHouse
Richard DeRosier
Wade LeBlanc
Nelson French
Mike Johnson

Gary Thompson, Planning & Zoning Director
David Drown, EDA Director
John Jamnick, JPJ Engineering

VanHouse called the meeting to order at 4:05 p.m.

Mike Johnson arrived at 4:09pm.

City Code Changes for Chapter 12: French presented a draft of proposed changes to the Business Park (BP) city code, which would change the title to Bayview Park (BP) and amend the language within the code, deleting the language of the Business Park in its entirety. There was discussion on what would be allowed by permitted use versus conditional use, short-term rentals, impact of future sales and maintaining control of what is done with properties being sold, language for retail sales with wholesale use, setback requirements, planned unit developments, changes to any land use would require a conditional use, signage to be the same as current HB sign ordinance, parking would stay as current. Drown will make adjustments to the language based upon the discussion, send out for review and approval at the April 27th Special Meeting.

Rezoning of property in and around the Silver Bay Business Park to (RR) Resort and Recreation: There was discussion that the Silver Bay Business Park (BP) would no longer be recommended for change to Resort and Recreation (RR), but to focus only on the Business Park (BP) area and rename the zone to Bayview Park (BP).

Mike Johnson left the meeting at 5:25pm.

Boathouse Bay Plat, Conditional Use, and Planned Unit Development: There was review and discussion of the plans of the proposed PUD of Boathouse Bay, public utilities vs. private utilities, review of single-family lots, vacation of roadways, elevation of properties, and plans for landscaping, drainage, and grading. There was further discussion relating to changes being made for the public vs. private utilities, parking concerns, communication with gas and power companies to ensure plans can be met, a management plan, the need for a clearer phasing plan, and having a packet for public review. Drown will provide the documentation for review.

Motion by LeBlanc, second Johnson to adjourn at 6:14 p.m. MOTION CARRIED.

Minutes taken by Lana Fralich