

**City of Clinton  
Planning & Zoning Commission**

January 28, 2014  
6:30 p.m.  
Municipal Courtroom

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: Mark Williams, Bettye King, Christine Whitton, Lisa Shoemaker, Nancy Davis

City Officials present: Roy Edwards (Director of Community Development), Ken Dreher (City Attorney) and Mark Jones (Director of Communications/Videographer)

The meeting was called to order at 6:30 p.m. by Mr. Edwards

The minutes of the November 26, 2013 meeting were reviewed. As there was no changes to be made Lisa Shoemaker motioned and Christine Whitton seconded the motion to approve the minutes as presented. After a unanimous vote the motion to approve the minutes from the November 26, 2013 meeting carried.

Selection of a new Chairperson – Now that Jim Martin has been elected to the position of Alderman for Ward 4 he will no longer be on the Planning & Zoning Commission. It is now necessary to select a new chairperson to direct our meetings and public hearings. Roy Edwards gave a brief overview of the chairperson's duties. Bettye King nominated Mark Williams for the position and was seconded by Nancy Davis. Mr. Williams nominated Betty King but she declined. There being no other nominations Bettye King moved to approve the selection of Mr. Williams by acclamation. Christine Whitton seconded the motion and the motion carried.

New Considerations

**A. 303 Jefferson Street – Dimensional Variance/Certificate of Appropriateness**

Tim Parkman needs to move the dumpster/trash enclosure so that garbage trucks can access it without having to use the neighboring property's parking area to maneuver. To do this it will be necessary to move the dumpster partially into the alley and have a variance of four feet on the west side of the dumpster and five feet, two inches on the north side of the dumpster. Due to the way this area of Clinton was developed, it will not be possible to meet setback requirements. Mr. Parkman is also requesting a certificate of appropriateness to enclose the back porch of the restaurant. It is currently used as a storage area for brooms, mops and other supplies. Enclosing this area will keep the clutter from being visible as well as give him a lockable area for storage of supplies and chemicals. The new area will be sided with the same siding used on the existing building. Mr. Williams reviewed the criteria for granting a dimensional variance and how these criteria have been met:

1. Due the close proximity of all buildings in the Old Towne area, it is not possible to relocate the dumpster to any location on this property without a dimensional variance;

2. Because other properties in Old Towne have also been granted dimensional variances based on the same close proximity of building and accessory structures, Mr. Parkman would not be granted any special consideration for his request;
3. Enforcing the setback requirements would deny Mr. Parkman privileges that have been granted to other businesses in Old Towne.

Bettye King made the motion to forward the request for a dimensional variance and certificate of appropriateness to the Mayor and Board of Alderman with our recommendation for approval. Christine Whitton seconded the motion and the vote was unanimous in favor so the motion carried.

#### Other Business

There was no other business for discussion.

#### Next Meeting

Mr. Williams noted that the date for the next meeting of the Planning & Zoning Commission will be Tuesday, February 25, 2014.

There being no further business to come before the meeting Lisa Shoemaker moved to adjourn and was seconded by Bettye King. The vote was unanimous in favor of adjournment and the motion carried. The meeting was adjourned at 6:50 p.m.