



## PLANNING COMMISSION REGULAR MEETING

Tuesday, December 19, 2023 at 7:00 PM

### AGENDA

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#### CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

#### ADOPTION OF MINUTES.

1. Draft November 28, 2023 PC Meeting Minutes

#### HEARING OF PUBLIC HEARING ITEMS.

2. ZOTA 2023-01 A Zoning Ordinance Text Amendment to Reduce the Setback Requirement for Telecommunication Towers in the PSP (Public Semi Public) Zoning District. Zoning Ordinance Section 9-18.10 - *Setbacks* requires that all telecommunication towers in all zoning districts be set back from property lines at a distance no less than the height of the tower. The applicant is requesting that the setback requirement be reduced within the PSP – Public Semi Public Zoning District to allow a setback that is less than the height of the tower, with certification provided from an engineer that a lesser setback is appropriate due to the design of the tower. Arcola Towers LLC (Applicant)/James P. Downey (Representative)
3. The Applicant, Jim and Nell Lawrence, are seeking a Special Use Permit to construct an Accessory Dwelling Unit (ADU) by converting an existing barn into a residence. The 1.3 acre property is zoned R6 (Residential) and is located within the Historic District. at 226 E. Lee Street The Future Land Use Map designates the property in the Old Town Character District as Medium Density.

#### WORKSESSION ITEMS.

4. Zoning Ordinance Text Amendment (ZOTA) Article 3-5 to Reflect Recently Updated FEMA Maps

#### COMMENTS FROM THE COMMISSION.

#### COMMENTS FROM THE STAFF.

#### ADJOURN.