

City of Moscow Mills
Planning and Zoning Commission Meeting
Moscow Mills City Hall
6:00 p.m.
Minutes Of
Monday, March 6th, 2017

The meeting of the Moscow Mills Planning and Zoning Commission was called to order at 6:27 by acting Chairman Tom Gormley. Attendance was taken and Tom Gormley, Mike Clynch, Patrick Flannigan and Steve Burnett were present. Member Steve Aston was absent.

Motion was made by Patrick Flannigan and Seconded by Mike Clynch to move "New Business" up to the top of the agenda to accommodate Houston Homes for a review and approval of their preliminary plat for a development on approximately 20.2 acres off of Highway MM.

Plat Presentation by Houston Homes

THD Design group and John Houston presented their preliminary plat for the Galloway & Grateke Tract. It will consist of 52 lots with the minimum lot size of 10,000 sq. ft. There is discussion that Houston Homes is considering fire suppression systems for the 52 homes in this development. John has to have a discussion with Barry Nuss of Lincoln County Fire Dist No. 1

Mike Clynch asks what the estimated base price of the homes will be. John Houston says \$140 to \$160K, but that is probably low by about \$30 to \$50K. They will more likely go for upper \$180's and above.

Tom Gormley mentions that he was not aware of this plat coming before the P and Z Commission. He feels there should have been more time. Mike Clynch reminds him that this is just the first step and there will be more hurdles they must get over before turning dirt.

A motion was made by Steve Burnett and Seconded by Patrick Flannigan to approve Houston Homes Preliminary Plat for the Galloway & Grateke Tract. This recommendation is based upon revisions being completed pursuant to GBA's engineering review and revisions. To be complete by next Board of Alderman Meeting.

Steve Burnett, Mike Clynch, Patrick Flannigan and Tom Gormley voted in favor. Motion carries.

Warren Sign Presentation

Warren Sign Company is seeking approval for a business sign located at 1541 Blackburn Court in the city. The sign will be placed over the business and is a 3 ft by 12 ft aluminum sign.

The design has been approved by the city building inspector.

Motion made by Mike Clynch and Seconded by Steve Burnett to approve the proposed sign by Warren Sign Company for Tri Tech Automation at 1541 Blackburn Ct. All are in favor.

Set Public Hearing for Display Home Procedures

There is much discussion about the fact that NO rules or regs exist for the building of builder display homes in the new subdivisions. The point is made that the city has not, until the past year, begun to have new entire developments submitted for approval.

The display homes will be part of the preliminary plat procedure and will have to be inspected prior to opening. The language to be placed into Appendix A of Chapter #46 will be reviewed by legal counsel before final approval.

Motion made by Patrick Flannigan and Seconded by Tom Gormley to set the public hearing for Monday, April 3rd, on display home procedures added to Appendix A of Chapter #46. All are in favor.

Minute Approval of December 5th, 2016 Meeting

Minutes for the December 5th Meeting were presented. A motion was made by Patrick Flannigan and Seconded by Tom Gormley to approve the minutes as presented, all are in favor.

Motion to adjourn made by Tom Gormley, Seconded by Steve Burnett, all are in favor. The meeting was adjourned at 7:55 p.m.

Acting Secretary

Acting Chairman