

**City of Moscow Mills**  
**Planning and Zoning Commission Meeting**

**At Moscow Mills City Hall**

**Minutes of July 2<sup>nd</sup>, 2018**

**6:00 p.m.**

**Roll Call:**

Attendance - Russell Woods, James Cohea, Patrick Flannigan, and Steve Aston being present. All other positions of the Commission are currently unfilled.

**Minutes:**

Minutes from the April 2<sup>nd</sup> meeting were reviewed and a motion to approve was offered by James Cohea. A second to the motion was made by Steve Aston. Motion was approved with a vote of 4-0.

**Motion to move New Business:**

A motion to move New Business up on the agenda was made by Patrick Flannigan and seconded by Steve Aston. The motion carried with a vote of 4-0.

**New Business:**

MCNH Properties:

The request to install a fence on the back lot of MCNH Properties LLC located at 56 Progress Ct in Moscow Mills was discussed. The owner was questioned if he was familiar with the ordinances regarding fences. He indicated that he was not. Mr. Haney is asking for a 6ft chain link fence with strands of barbed wire at the top of the fence around the rear lot of his building. He was informed that he would have to make the fence 7 feet above grade to accommodate the ordinance requiring the barbed wire to be 7ft high. He then modified his request to eliminate the barbed wire and leave the request at 6 ft. He was also informed that the chain link fence must be vinyl clad. A discussion pursued regarding when that ordinance was enacted and he was informed it was in the last 6 months. Mr. Haney agreed to the vinyl clad chain link 6ft high fence with no barbed wire.

E & E Machine / New Edge Properties LLC:

Mr. Eric Boschert represented E & E Machine at 39 Progress Ct. and was requesting the same 6ft chain link fence with the same 3 strand barbed wire. He was also unaware of the ordinances requiring the barbed wire to be 7ft above grade. He also modified his request to eliminate the barbed wire and keep the chain link to 6ft as originally requested. He also modified his request to include the vinyl clad chain link as discussed in the previous fence request.

Fernando Afa:

Mr. Afa requested to have a 4ft black aluminum fence erected around his back and side yards. The fence is being installed by a professional fence company. Since he was unaware of fencing ordinances he had the fence installed and we were able to share with the Commission actual pictures of the fence. Mr. Afa was just trying to get the fence permitted to avoid any conflict with the city in the future. After reviewing the pictures and the fence locations a motion to approve was offered by Patrick Flannigan and seconded by James Cohea with a final vote of 4-0.

WACKS BBQ SHACK LLC.

A request by David Keav was submitted to place a mobile concession trailer on the parking lot of Moscow Springs Plaza. The concession trailer would be on site 24/7 and would serve primarily pick-up and go orders of BBQ foods. The Commission informed Mr. Keav that there are multiple hurdles to overcome including electric, trash, water & sewer, health department, and placement of the trailer on the lot. A conditional approval by the Commission was submitted by Steve Aston with a second by James Cohea and a vote of 4-0 to grant the conditional approval. The conditions include: Proper approval of the Health Department, proper installation of adequate and safe electricity to power the concession stand, and the placement of the trailer at or near the right side of the entrance to Moscow Springs Plaza as you enter from Gracie Lane. The water and sewer would remain potable at this time.

### **Open Discussion:**

Discussion of one typo in chapter 46 page 62. Which will be submitted for correction. The Commission also discussed the progress of Code Violation abatement.

**Old Business:**    None.

**Adjourn:**

A motion to adjourn was tendered by Russ Woods and a second was submitted by Steve Aston with a vote of 4-0 ... the meeting was adjourned at 7:25

Respectfully Submitted:

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Russell Woods, Chairman

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Patrick Flannigan, Mayor &  
Acting Secretary