

Oakland Municipal Planning Commission – Regular Meeting
Meeting Minutes
January 2, 2024

Commission Members Present

Hayes Laughlin
Steve Laskoski
Mayor H. Michael Brown
Christina Hall
Jack Poole
Alderman Debbie Hummel
Dickey Sullivan

Staff Present

Ed Courton, Planning and Community Development Director

Call to order at 6:37 p.m. by Chairman Laughlin

Determination of a Quorum

Chairman Laughlin stated there was a quorum present.

Planning Commission Agenda

A motion was made by Mayor Brown to approve the Agenda, seconded by Steve Laskoski. The motion was unanimously approved (6-0).

Planning Commission Minutes – December 5, 2023

A motion was made by Christina Hall to approve the minutes, seconded by Dickey Sullivan. The motion was approved by majority vote (5-1). Steve Laskoski abstained.

Old Business

None

New Business

Chairman Laughlin moved on to the first Agenda item: Valleybrook Development LLC requested Final Plat approval for the Valleybrook Planned Development, Phase 2 subdivision consisting of fifty-two (52) lots. The subject property is zoned PD/R-1A and is 26.2 acres. Access is provided via Sugalina Valley Drive and Valleyview Lane. (Fayette County Tax Map 086, Parcel 059.39). Alderman Hummel asked Louis Ricci, the developer's representative, to address the outstanding issues remaining from Ken King's subdivision punch list. Mr. Ricci said that the Town has an existing \$250,000 surety bond and he said 85-90% of the improvements are currently completed and the remainder will be completed shortly.

Christina Hall made a motion to approve the Valleybrook Planned Development, Phase 2 Final Plat, per staff's recommendation, seconded by Mayor Brown. The motion unanimously passed by majority vote (5-1). Steve Laskoski opposed the motion.

Chairman Laughlin moved on to the second Agenda item: Discussion of staff's proposed Zoning Text Amendment to allow for yard setback encroachments of various architectural features. Mr. Courton gave an overview of the proposed zoning text amendments, including front yard architectural element encroachments along with side and rear yard encroachments. Christina Hall said that she is in favor of the porch enclosure, as long it is not enclosed and heated. Jack Poole is opposed to it unless the encroachment is less than four feet. Staff's recommendation is to allow a maximum of 6-foot front yard encroachment and for it to be no closer than 20-feet from the back of the curb. This would apply to standard subdivisions with larger horizontal setbacks and not to planned developments. Mr. Courton further spoke about side yard encroachments for bay windows and other minor architectural features, as long as the encroachment is not within five feet of a side property line. Mr. Courton spoke about staff's corner lot fence problem and his proposed setback amendment. Steve Laskoski is opposed to changing the code for violators. Mr. Courton says he is trying to find a way to resolve the estimated 30 to 40 existing fence violations without going through enforcement action. Mr. Courton proposes to modify the zoning code to allow a fence to be installed on one of the two corner lots, no closer than one-half the front yard setback. Many jurisdictions allow it, but Oakland does not. This amendment could resolve the majority of fence conflicts and possibly the majority of existing violations. Commission members want staff to do a better job getting the word out to developers and property owners by social media, printed media, etc. Alderman Hummel asked the Commission to consider amending the code to specifically address POD's and other temporary storage containers. Mr. Courton will address this issue in a future amendment. Mr. Courton is not asking for approval at this meeting.

Chairman Laughlin moved on to the third Agenda item: Oakland Sports Complex Phase 2 Review and Input. Town Manager, Harvey Ellis, gave a summary of the project and talked about the recent \$2.5 million TDEC park grant, which included improvements for park phases one and two. Initial improvements consisted of onsite grading, drainage, soil stabilization, and construction of several detention basins and parking lots. This year, the Town plans on installing ball fields and lighting. The aforementioned grant will be used for park lighting, completing the installation of the two ball fields, construction of a concession stand, and public restrooms among other park related-improvements. Commission discussion followed. Mr. Ellis said that the Town will seek additional funding when available.

Steve Laskoski made a motion to approve the Oakland Sports Complex, Phase 2 park project, seconded by Alderman Hummel. The motion passed unanimously (6-0).

Adjournment

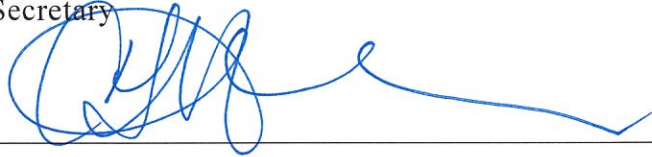
There being no other business, Chairman Laughlin asked for a motion to adjourn the meeting. Mayor Brown presented a motion, seconded by Steve Laskoski. The vote was unanimously approved (6-0). The meeting was adjourned at 7:32 p.m.

Approved by the Planning Commission on 06 FEB 2024

Chairman

A handwritten signature in black ink, appearing to read "Laughlin", written over a horizontal line.

Secretary

A handwritten signature in blue ink, written over a horizontal line.