

## Town of River Bend Planning Board

Minutes for Regular Meeting – 1 September 2022 – River Bend Municipal Building

**Board Members present:** Chairman Egon Lippert, Vice Chair Bob Kohn, Keith Boulware, Linda Cummings, Kathleen Fleming, Kelly Latimer

**Board Members absent:** Kelly Forrest

**Others present:** Councilman Buddy Sheffield, Councilwoman Barbara Maurer, Town Manager Delane Jackson, Assistant Zoning Administrator Allison McCollum, and ten members of the public

### 1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 1 September 2022, in the River Bend Municipal Building meeting room with a quorum present.

### 2. General Visitor Comments

None.

### 3. Approval of 4 August 2022 Regular Meeting Minutes

The Board reviewed the Minutes of the 4 August 2022 Regular Meeting. Motion was made by Vice Chair Bob Kohn to accept the Minutes as presented. Motion was **seconded** by Board Member Linda Cummings. Motion carried **unanimously**.

### 4. Reports

#### a. Zoning Report

AZA Allison McCollum presented the Board with a typed report summarizing the number of permits issued, the type of permit issued, and the total of all permit fees for the month of August 2022. The members of the Board reviewed the report and asked questions as needed.

#### b. Council Report

Councilman Buddy Sheffield addressed the Board and verbally reviewed the most recent actions of the Town Council. The members of the Planning Board asked questions as needed.

### 5. Old Business

#### a. Updates/revisions to current ordinance regarding short-term-rentals

AZA Allison McCollum presented the Board with proposed changes to the Town's existing short-term-rental ordinance. A few members of the public addressed the board, both in favor of allowing short-term-rentals, and opposed. The Board asked questions as needed. Motion was made by Chair Egon Lippert to propose the revised ordinance to the Town

Council. Motion was seconded by Board Member Keith Boulware. Board Members Kathleen Fleming and Linda Cummings voted in favor of the motion, Vice Chair Bob Kohn and Board Member Kelly Latimer voted against. With a vote of 4 in favor, 2 opposed, the motion passed.

## 6. New Business

### a. Application for construction of Rowe Rental facility on US Hwy 17 S.

Town Manager Delane Jackson summarized the permit application and the required adherence to §15.02.048 of the Town's ordinance. The applicant was present and answered questions from the Board as needed. After a brief discussion a motion was made by Board Member Kathleen Fleming to approve the permit, with the requirement that the front face of the storage building closest to US Hwy 17 S would be sided in wood to comply with the ordinance requirement. Motion was seconded by Vice Chair Bob Kohn. Motion carried unanimously.

### b. Application for Special Use Permit for automotive service station at Rowe Rental facility.

Town Manager Delane Jackson summarized the request and explained the Planning Board's role in the process. The applicant was present and answered questions from the Board as needed. Several Board members expressed concern about liquid waste disposal and the location of equipment in the building. Vice Chair Bob Kohn made a motion to recommend approval of the Special Use Permit to the Board of Adjustment. Motion was seconded by Board Member Kelly Latimer. Motion carried unanimously.

### c. Discussion of Conditional Rezoning

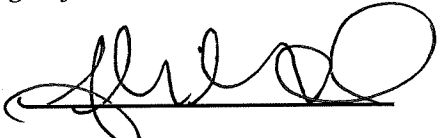
Town Manager Delane Jackson summarized the issue. The Town Council asked that the Planning Board investigate conditional zoning ordinances to see if it would be a favorable addition to our current zoning ordinances. AZA Allison McCollum provided example ordinances from nearby municipalities for the Planning Board to review. Motion was made by Board Member Keith Boulware to ask the Town Staff to develop a conditional zoning ordinance for River Bend for the Board to review at a future meeting. Motion was seconded by Board Member Kathleen Fleming. Motion carried unanimously.

## 7. Other

The next regular meeting is scheduled for Thursday, 6 October 2022 at 6pm.

## 8. Adjournment

Motion was made by Board Member Keith Boulware to adjourn the meeting. Motion was seconded by Vice Chair Bob Kohn. Motion carried unanimously and the meeting adjourned at 7:28 PM.



Allison McCollum, Secretary