

## **GREENSBORO PLANNING COMMISSION**

**February 19, 2019**

The meeting was opened at 7:02 pm.

In attendance: Cheryl Jones, Terri Sprouse, Matthew Nelson, Don Holmes, Steve Fleegle, Bill Schaffner

Also in attendance: Kevin Reichart

Staff attendance: Nicole Armour, Jeannette Delude

Mr. Holmes made a motion to approve the minutes from the January 15, 2019 Meeting. Mr. Schaffner seconded the motion. All in favor, motion passed.

Mr. Holmes made a motion to approve the minutes from the February 5, 2019 Workshop. Mr. Schaffner seconded the motion. All in favor, motion passed.

### **Old Business**

#### Comprehensive Plan

Ms. Armour stated that at the workshop Ms. Sprouse brought up the idea of a park and ride, and she wanted the board to consider this along with tractor trailer parking for the comprehensive plan and beyond. In the past few weeks we had received inquiries from residents about where they could park their trucks in town while they were home. Ms. Delude stated that the one person she spoke to just moved to town and didn't know people around here to make the contacts to find a place. Mr. Fleegle asked about Mr. Wyatt's place down by the grain tanks or the industrial park. A discussion ensued about properties around town and whether or not they were in town or belonged to the town in any way. Ms. Delude stated the problem with all the suggestions is who would be liable. Ms. Jones agreed that this needs to be a goal in our comp plan for sure. Ms. Jones and Mr. Fleegle suggested that the town talk to Vaughn (Industrial Park) or Mr. Wyatt (Grain Towers) about if they would be interested in helping with the tractor trailer parking and if we could pass their contact information on if someone were to contact the office again.

### **New Business**

#### Off-Site Business Advertising

Ms. Delude stated that Mr. Harvey asked her to bring the idea of off-site business signage or advertising back up to the board now that they are working on the comprehensive plan. Ms. Jones added that it was brought up before about the back of the screen that is used for the drive in movies at the first company. Currently our plan does not allow for this and we can look into for the comp plan and then have it flow over to the zoning ordinance. Mr. Holmes stated he felt that we could do better than that for our businesses and in another town they actually have smaller billboards at the entrances of town where businesses can advertise. A discussion ensued with different ideas and stuff that has been brought to the board before. Ms. Jones stated that she would like to see the board advertising meetings and events changed more frequently. When a meeting has passed it should come down and the next meeting should be added. Ms. Delude stated that she had said something to the office staff about keeping it updated, but she would reiterate it again.

#### Riverside Rental Business License Application

Ms. Jones mentioned that there was a list of conditions that the applicant would need to complete before the business license was issued. These conditions were part of the approval of the Use Permit application. It was decided to look in our minutes. The minutes for the August 15, 2017 meeting were found in our binders. (These

are not the official records.) These minutes reflect the approval of the use, but the list of conditions were not attached. Ms. Jones stated that if there were no further question or objections, she would sign the application on the basis that those conditions would be met prior to the business license being issued. There were not any questions, so Ms. Jones signed the license application

#### Discussion Items

Cherrywood Solar – Ms. Delude stated that they are still working on the annexation. The maps that they had originally drawn up had the town boundary lines wrong and that we have submitted them where the boundaries should be and they are drawing up new maps.

Ms. Jones asked if Debbie (KCI) had been given all the information for March's meeting, and Ms. Armour stated that she would send her everything the next day and confirm her attendance for the meeting.

Mr. Holmes stated to Ms. Sprouse that she was completely supported, but asked if they could get the sidewalk opened back up. Ms. Sprouse stated that the weather has not been nice to them, but everything is secured so she could have the contractor open the sidewalk for the time being, but when they start work on the outside porch they will have to close it again while they are doing the work.

Mr. Holmes motioned to adjourn the meeting. Mr. Fleegle seconded the motion. All in favor, motion passed.

The meeting was adjourned 7:34 pm.

Respectfully Prepared by Nicole Armour