

Special called City Commission meeting - March 16, 1999 - 6:00 p.m. - City Hall

Mayor McCay called the meeting to order with all commissioners in attendance, with numerous interested citizens, Laura Southard, Director of City-County Planning Commission, Matt Baker, Attorney, and Ralph Anderson, Engineer, Kenneth Allen, Sonny Haynes, owners of BP Travel Center.

AGENDA

1. Approval computer desk - purchase

Mayor McCay explained the commission had all looked at and approved the desk the clerk had gotten on approval for a price of \$600.00. Mayor McCay then presented a motion the desk be purchased, seconded by Comm. Martin. With no dissension to be heard the motion carried.

2. Discussion - land use-BP Travel center

Kenneth Allen addressed the commission, stating he had been part owner of the Travel Center for approximately 2 years. In that time, in his opinion, they had developed the center into an attractive place of business for Smiths Grove. Now he and the other owners wanted some opinions from the commission and the citizens as to what they would like to see developed in the remaining acreage. He added that the property was valuable and should and would be developed.

Ralph Anderson had brought previous plans they had taken to the Planning Commission for their consideration, and they had been turned down as not consistent with the development of Smiths Grove's village atmosphere. Ms. Southard stated that Smiths Grove was considered a village in the Warren County Comprehensive Plan and the plans presented were not consistent with this plan. She added that the City-County Planning Commission's job was to hear and recommend to the Smiths Grove Commission. The Commission did not have to agree with their findings.

Ralph Anderson said they had begun in 1997 to develop plans for the rezoning of 22 acres, but the Planning Commission wasn't interested in discussing a rezoning of this acreage. Mr. Allen said where the property is zoned C-2 in front they would like it rezoned to I-1. Ms. Southard again said that this type of zoning wasn't consistent with the overall plan for Smiths Grove.

Mayor McCay ask Mr. Allen to explain where, in his opinion, the C-2 zoning ended at the rear of the facility. He assumed it was where the blacktop ended. Mr. Allen said no, approximately 120, 130' beyond the blacktop was still C-2. Mr. Anderson agreed with this. Then Mr. Allen said he would like the opinion of the Commission as to what they would like to see developed in the area. He said they had considered possibly a truck-car garage repair in the back towards the interstate and possibly a car wash, motel, Laundromat, air conditioning company, with single or multi housing in the back of the property towards Ed Spear Park.

Mayor McCay stated that everyone he talks with is firm in their conviction they do not want the truck stop enlarged any more than it is. He added that it had become a real traffic problem in the area and he had talked with Judge/Executive Buchannon about this. He agreed that the interchange was a real traffic problem that needed to be addressed in the near future. Ms. Southard stated that whatever was developed in the area it must have good firm barriers according to the density of the traffic and firm separation from the developed property and the truck stop.

The Mayor expressed his concern with further development of commercial property in that area, the city would be getting into a plan with more traffic that could be handled with no way to alleviate it. The Mayor ask the commission for their input.

Comm. Cooke said he couldn't comment until he knew what their plans were. Comm. Hardy wondered what price range of housing, and how many they had in mind. Mr. Allen said he didn't know at this time. Sonny Haynes said John Metheney had suggested either duplexes or fourplexes. Comm. Howard had no comment at this time.

Mayor McCay said he wanted the owners to assure the commission there would not be an expansion of the truck stop, Mr. Haynes said he assured the commission the truck stop being enlarged was not in their plans. Ms. Southard

stated that the property was not considered as prime agricultural and they anticipate it would be developed in the future. The commission's unanimous final comments were that they must know what the intended developments would be prior to recommending any zone change of any kind. Mr. Allen thanked the commission for their time and attention.

With no further business to come before the commission, a motion to adjourn was heard.

APPROVED: _____ ATTEST: _____
Walter McCay, Mayor Dorothy J. Neal, City Clerk