

JUNE 29, 2005
PLANNING & ZONING MEETING

1. CALL MEETING TO ORDER AT 7:00 P.M.

2. ITEM #1: SECOND HEARING ON A RE ZONE REQUEST FOR ANNETTE WILSON 'S PROPERTY AT 213 EAST LEE STREET.

The first hearing was held on June 14, but no decision was made. Ms. Wilson still wants to go through with the zoning request and is also asking for a Variance to enable her to not have a paved parking lot.

3. INFORMATION FROM MS. WILSON.

She feels if she had to pave the parking lot, the expense would be greater than what the lot and house is worth and she cannot afford to do this.

If she ever had to re-do the septic system, the tank would be under pavement. She likes leaving things in their natural state and feels it would be an asset to do this.

4. PUBLIC INPUT;

JAN TANKERSLEY would like to say that she was given a petition to bring tonight. Several residents in the area had signed the petition. We are all under Zoning regulations and we just give our rights over to the Town or County we live in. Mrs. Tankersley feels if the request is granted to go to Commercial, this opens the opportunity for others to do the same.

MR. MCKENNA passed out copies of an article from the Wall Street Journal. He was here to stand up for Ms. Wilson's property rights and peaceful use of the property. Property rights are concrete, objectifiable and what this County was based on.

MR. THOMAS NALDRET lives at 304 East lane Street was present but had nothing to say at this time.

MR. DECHRISTOPHER has reviewed the definition of a Variance, Section 2-59, which is a relaxation of the terms of the ordinance, not a change in a Zoning District.

5. ZONING COMMISSION QUESTIONS & DISCUSSION;

MR. GRIFFITH had checked out the empty commercial buildings in the down town area. He does not feel comfortable with taking residential property to make it Commercial. Brooklet being a small town, does not have that many residential areas and he would hate to see the small town atmosphere give way to Commercial Property.

MRS SMITH feels if we change this to Commercial, someone else will come later and want to do the same thing.

MR. HOWELL said they already took his answers, which were all valid considerations. He does respect Ms. Wilson's property rights. There is a place in America for individual rights which have to be balanced against the greater needs of the Community. This property is useable as residential and he is reluctant to allow it to become Commercial.

MR. WILSON told Ms. Wilson that beyond the property rights issues, he respects her work as an artist, and appreciates what she is trying to do. He lives on East Lane Street with two small children who ride bikes, and when he first moved here he had concerns about the traffic on this street. He feels it is our responsibility to protect the integrity of the community and we need to make a decision to enforce the Zoning Ordinance as it is. Mr. Wilson would like to make a motion and recommendation to Council to deny the Re-Zone request Ms. Annette Wilson has presented. Motion seconded by Mr. Griffith and passed with all ayes.

Motion to adjourn the meeting made by Mr. Howell, seconded by Mrs. Smith and passed with all ayes.