

MINUTES  
TOWN OF HUDSON - PLANNING COMMISSION  
REGULAR MEETING - October 13, 2010

**CALL TO ORDER**

The meeting was called to order by Commissioner Patch at 7:03 p.m.

**ROLL CALL**

Present:  
Commissioners - Shirley Sellers

Ex-Officio Members - Matt Cole  
Ray Patch

Staff - Judy McGill  
Joe Racine

Absent - Chris Hamilton  
Laura Hargis  
Mandy Talbert

Due to the lack of a quorum Joe Racine telephoned Commissioner Mandy Talbert and polled her over the telephone.

**ADDITIONS TO AGENDA**

**CITIZEN'S COMMENTS**

1) **APPROVAL OF MINUTES**

- a. Planning Commission Regular Meeting Minutes - September 8, 2010

Motion was made by Commissioner Sellers, seconded by Ex-Officio Member Cole "To approve the minutes from the September 8, 2010 Meeting as submitted." Motion carried with Commissioners Talbert's yes vote.

2) **GENERAL BUSINESS**

- a. Planning Commissioner Application from Melissa Pruitt

Melissa Dawn Pruitt was present. She explained that she went by Dawn and she told some about herself. The Board asked her several questions. Motion was made by Ex-Officio Member Cole, seconded by Commissioner

Sellers, "To recommend to the Board of Trustees that they appoint Melissa Dawn Pruitt as the next Planning Commissioner." Motion carried unanimously.

- b. Case No. 10-06 SUP, 658 Dahlia Street - Residential Use  
Debra Chumley, the owner of 658 Dahlia Street has submitted an application requesting that a residential use by right be granted for her property. The house is a nonconforming use in the Business Zone District. Ms. Chumley is having trouble with refinancing the house because it is a nonconforming use that could not be replaced if it was ever destroyed by a fire.

According to 16-46(d) of the Land Development Code, Special uses shall be permitted only upon approval of the planning commission. Staff recommended that the Planning Commission approve a Special Use for a single family dwelling at 658 Dahlia Street.

Motion was made by Ex-Officio Member Cole, seconded by Ex-Officio Member Patch, "To a Special Use for a single family dwelling at 658 Dahlia Street. Motion carried with Commissioner Talbert's yes vote.

- c. Case No. 10-05 SDP, Site Plan Amendment - Hudson Terminal Railroad

Hudson Terminal Railroad is proposing to expand a storage building on the site. The addition requires removal of a portion of the storage area of an existing building and then the construction of 3,840 square feet of new space.

Site plans are required for all development in industrial district. The resolution approving the site plan for Hudson Terminal Railroad states that as a condition of the approval any further development of the property will be subject to subdivision, site plan, landscaping requirements of the code. Therefore, an amended site plan is required prior to issuing a building permit.

Motion was made by Ex-Officio Member Cole, seconded by Commissioner Sellers, "To approve the Site Plan Amendment for Hudson Terminal Railroad." Motion carried with Commissioner Talbert's yes vote.

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**3) ADJOURNMENT**

The meeting was adjourned at 7:22 p.m.

ATTEST:

Chairman

Deputy Town Clerk