Miscellaneous

Plan review

Fences, detention areas, signs, parking lots, driveways, retaining walls, utility poles, patios and sand boxes are all technically “structures”.

Article 4 of the Zoning Code: **Definitions** = **Structure**: Anything built, constructed or erected.

P&Z has discussed “Building permits” triggering a review past.

I will ask again if the Commissioners are confident in staff handling these types of issues.

Or:

Amend “Article 21” to require P&Z review and approval to include;

- parking lots, parking areas over a certain size / area regardless of zoning classification or use
- storm water detention structures regardless of zoning classifications or use

ARTICLE 21. SUPPLEMENTARY DISTRICT REGULATIONS;

9 Commercial Permit Approval: Prior to the issuance of a building permit for the construction of any building or structure in any commercial district, except CM-P, or prior to same in any industrial/manufacturing district, or in the R-3 Multi-family residential district, or any addition to any existing building or structure therein consisting of more than ten percent (10%) of the floor area of the existing building or structure, the Planning and Zoning Commission shall first consider the application and project plan for compliance with appropriate City building and zoning regulations.