

FLOOD PLAIN PERMIT COMMITTEE MEETING

*201 West Gray, Main Municipal Complex, Study Session Room
Tuesday, September 4, 2012
3:30 p.m.*

Minutes

PRESENT: Shawn O'Leary, Director of Public Works
Susan Connors, Director of Planning/Community Development
Scott Sturtz, Capital Projects Engineer
Ken Danner, Subdivision Development Manager
Jane Hudson, Principle Planner
Sherri Stansel, Citizen Member
Neil Suneson, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
Julie Shelton, Staff
Shawn McDonald, Fitch Incorporated
Terry Floyd, staff
Elton Davis, Citizen

The meeting was called to order by O'Leary who asked the committee for approval of the minutes of the August 20, 2012 meeting. Motion by Danner. Seconded by Sturtz. Approved 7-0.

Item No. 1, Flood Plain Permit Application No. 510: O'Leary introduced the application as a request to remodel the old Hobby Lobby building located at 559 W. Main Street. McLellan introduced Shawn McDonald representing Fitch Incorporated, project architects, and summarized the staff report. It was noted that the interior remodel would include new sheetrock, plumbing, electrical, HVAC and insulation and that a small amount of exterior concrete work would be done around the main building entrance and parking lot to meet ADA requirements. McLellan stated that the value of the improvements was less than 50% of the Cleveland County Assessors value; therefore, the project did not meet the substantial improvement threshold.

The committee reviewed the site plan which was submitted to include the Imhoff Creek channel. Ordinance requirements were discussed including fill restrictions. A no rise certification was submitted and McLellan stated that staff recommended approval of the application. Motion for approval from Danner. Seconded by Suneson. Stansel asked for clarification on floodproofing and McDonald stated that because this project did not meet the 50% substantial improvement threshold, no floodproofing was required. Mr. Elton Davis, resident of Tonhawa St, inquired as to why he received a notification letter. The committee explained the floodplain notification procedure. It was also pointed out that Mr. Davis' property at 426 Tonhawa is not in the Special Flood Hazard area. Approved 7-0.

Miscellaneous Discussion:

Miscellaneous discussion from the committee.

Meeting adjourned at 4:10 p.m.