

City of Rogersville  
211 E Center Street  
Public Hearing Minutes  
March 6, 2023

**Present: Mayor Jack Cole, Alderman Leon Roderick, Alderman Janie Pyle, Alderman Kory Stucki, Alderman Jeff Lee, City Administrator Chad Bybee, City Clerk Glenda Stegner, and City Attorney Jason Krebs.**

Meeting called to order at 5:45p.m. by Mayor Cole

**Motion to open meeting:** By Alderman Pyle, seconded by Alderman Stucki, and passed by vote:

Alderman Stucki-	Aye
Alderman Roderick-	Aye
Alderman Pyle	Aye
Alderman Lee-	Aye

**Meeting Agenda:**

Public Hearing was held to discuss a re-zone of property off Henderson Road for a proposed storage unit building.

**Citizens Input:**

11 Present

Victor Osenniy owner of the property came before the Board and ask that the property be zoned form R-1 to C-1. The request has already been approved by Planning and Zoning.

Aimee Mason-Hobbins, 403 Mockingbird

Ms. Mason-Hobbins was in opposition of the storage buildings due to increased crime rate, lowering home value, being an eye sore, water contamination, nothing else in the area is zoned commercial, and also Ms. Mason-Hobbins is upset due to Tatyana Osenniy being on Planning and Zoning commission and this being a conflict of interest.

Mayor Cole spoke of Planning and Zonings commissions conditions of rezoning the property including an eight-foot fence, 10% green space, time restriction of being open, lighting study, and also zoning has to be approved by the Board of Alderman. Planning and Zoning made an effort to lessen the impact on the Leabrooke neighborhood.

Jenny Black, 460 Meadowview

Ms. Black asked how this benefited the community? She is concerned with the crime this could cause. She asked how many lots that were in the proposed area and if the Osenniy's received a tax break to do this building. In response to her questions, the commercial tax rate is more than residential to help the community, the Osenniy's received no tax break, and will have to follow all the set backs and rules of the code and what planning and zoning requested they do for the project.

Mayor Cole also spoke about the Osenniy's right to use their property and things that could be worse going into that area. He plans to recommend, with the board's approval, that the property be zoned residential with a non-conforming use and send back to planning and zoning commission. With this non-conforming use, the property could not be used for anything other than storage units or residential buildings in the future.

**Motion to close the meeting:** By Alderman Lee, seconded by Alderman Pyle, and passed by vote:

Alderman Stucki-	Aye
Alderman Roderick-	Aye
Alderman Pyle-	Aye
Alderman Lee-	Aye

Adjourned at 6:10 pm. Minutes submitted by City Clerk, Glenda Stegner.

DRAFT