

Planning Commission Minutes

Dec 03, 2019

Members Present: Chairman Leonard Brown, Cary Aloia, Everett Myers , Charles Stillings, Mike Mitchell Dwight Freeman and Dixie Diltz – Secretary.

Members Absent with notification: Grover Hathorn, Randy Kern

Member Absent without notification:

Others Present: T.J. Dlubac

Chairman Leonard Brown called the meeting to order at 1:35 pm.

Dwight Freeman made a motion to approve the Agenda as presented. Mike Mitchell seconds, motion passes unanimously.

Dwight Freeman makes a motion to approve the minutes of the October 15, 2019 meeting with corrections. Mike Mitchell seconds motion, motion passes unanimously.

First Item of Business: Presentation and adoption of Land Use Development Code. T.J. Dlubac representing RG & Associates presented a power point overview of the changes and correction to the draft of the land use development code since the last meeting in October. T.J. has added an overall table of contents at the beginning of the code, made a minor adjustment in the flow charts and added the graphics to the sign code; article 9. The updated definition of “family” was explained and the definition between home occupation and cottage industry was clarified.

Mike Mitchell questions the storage containers as in Article 2.06. The Limit of two is discussed and it explained that the limit is in residential zoned areas and not agricultural or commercial. The term of “unmodified” is discussed and it is decided that this should stay in the code.

Chairman Brown and Cary Aloia question if the list of uses will be adjusted so that each “use” item is on the same page and clarified that the headed will appear on each page.

Secretary Diltz informed the P&Z Board of the decision of the Courts on a recent gravel yard application and asked T.J. to walk the board through the process of how the same application would have been reviewed in the new draft code.

Dwight Freeman questions the numbering of the pages and what would happen if changes or additions are made in the future. Cary Aloia states that it may be easier if each article was numbered separately to prevent the all page numbers from having to be adjusted with a change. It was decided to keep each Article numbered separately. Chairman Brown verified that the Board would be provided with hard copies of the book.

T.J. Dlubac shows the board the new zoning map and explains the minimal corrections that were made to the maps. Secretary Diltz says that she has a list of zoning changes that have been approved since the maps were provided to RG & Associates and would need to be corrected on the new map.

Cary Aloia questioned who would be on the Board of Adjustments. Secretary Diltz states that she is accepting application for that Board as well. It is stated that although the BOA has previously not been heavily used, however, under the new code they may be called upon more. The Board of adjustments is a much more formal Board and their findings are based more in finding of fact.

Mike Mitchell made a motion to adopt and recommend that the Board of County Commissioners adopt the updated and revised Land Use Development Codebook as well as the updated Zoning map with the corrections secretary Diltz is aware of needing to be done. Secretary Diltz read for the record the resolution and presented copy to Chairman Brown for signature of all Board members present.

Second Item of Business: Secretary Diltz informs the Board that she has received letter of interest or application from Jessica Lovelace from district 3, Dave Slater from district 2, Kelley Slater from district 1 and Russel Pratt from district 2 for the positions being vacated on the P&Z Board. The Board can make recommendation at this time to the BOCC of whom they would recommend be appointed or they could wait and make this recommendation at a later date to see if more applications come in. Secretary Diltz recommended that Charles Stillings be moved into the position being vacated by Everette Myers since he has been an alternate for the past year and has filled a vacant seat at almost all of the meetings the past year. The Board discussed at length the Slater's applications and felt that either of them would be great additions to the Board and had a lot of experience to bring to the board; however there was concern about the perception of the public and the relationships with the current County Administrator.

Chairman Brown stated that if Charles Stillings was in agreement he should be appointed to the position being vacated by Everette Myers since Mr. Stillings has been in an alternate position for the past year. Charles Stillings stated his agreement to the position. Leonard Brown suggests placing Russell Pratt as an alternate from district 2 and discussion about if the Board had to have 2 members from each district was held. Everette Myers stated that he felt it was more imperative to have qualified members on the Board than to have members from each district and he feels that Russell Pratt was very qualified to fill the position. The Board agrees to recommend Russell Pratt for the position opening in district 1 even though he is out of district. Leonard Brown recommends Jessica Lovelace for the position opening in district 3, he feels she is a go getter and very involved with the community and would bring a younger perspective to the Board.

Dwight Freeman makes a motion to recommend to the BOCC that Charles Stillings be appointed to fill the district 2 vacancy, Russell Pratt be appointed to fill the district 1 vacancy and Jessica Lovelace be appointed to fill the district 3 vacancy. Charles Stilling seconds motion, motion passes unanimously.

With no further business the meeting was adjourned at 3:45 pm.