

PLANNING COMMISSION MEETING MINUTES - NOVEMBER 16, 2023 @ 6:30 PM

THE MEETING WAS CALLED TO ORDER T 6:30 BY CHAIRMAN LARRY SHAFFER.

MEMBERS PRESENT: Phil Bontrager, Larry Shaffer, Lou Lundquist, Walt Mixon, Jenny Irvine, Christine Lundquist

Pat Coleman, Consultant, joined the meeting via zoom.

AGENDA: Approval of minutes was removed from the agenda as they were addressed at the 5:00 meeting. Motion by Christine with support by Lou to approve the amended agenda. Motion carried.

PUBLIC COMMENT: Lori McShane reminded the Commission that the rules for the Planning Commission need to be completed. She expressed concern that Jeff Cuthbertson has not been available to attend meetings and noted that there were many good applicants for the last opening. She encouraged the Commission to look at additional areas for business development. Larry noted the draft zoning plan addresses "special use permits". Chet Turner asked if changes were anticipated for business/commercial development areas.

ZONING UPDATE: Pat Coleman noted the new draft zoning ordinance supplied for the Commission. He began a cursory review of the new draft.

It was noted that Section/Table 5 is from the existing code. Walt noted that there are many existing parcels that do not fit into this table & we need to address this issue. Christine noted that at the earlier meeting we requested that Calvin McShane provide some additional information on parcel size and options. Pat agreed we should come back to this issue when that information was available.

Under section 6, Pat noted that an overlay district related to wellheads needs to be reviewed. Christine noted renumbering is required under section 6. Discussion continued on section 6, including issues about grading and filling of property and stormwater detention and stormwater runoff issues.

Discussion continued thru section 10.12.5 with minor changes needed noted for Pat.

Due to the late hour, it was decided we should adjourn the meeting and the Commission agreed to the next meeting at 5:30 pm on Thursday November 30.

OTHER: Lou noted we need to address the Commission bylaws. Phil indicated we should review the zoning map for possible changes.

PUBLIC COMMENT: None

ADJOURNMENT: The meeting was adjourned on a motion by Christine with support by Walt.