

Plan Commission Minutes

November 8th, 2018

Members Present: David Moore, Tammy VanHook, Jeff Dieterlen, Dennis Chambers, Mike Young, Robert Alumbaugh, Perry King and town attorney Mel Daniel.

President Mike Young had a moment of silence for the recent passing of commission member Joe Beikman.

Mike Young called the meeting to order and called for a motion on the previous minutes; Robert Alumbaugh motioned to accept the minutes as presented, Dave Moore seconded the motion and the minutes were accepted unanimously.

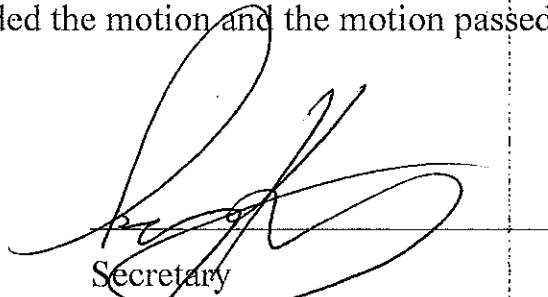
The UDO (Unified Development Ordinance) public meeting began: Tammy VanHook noted the addition of the new acknowledgement page, a page listing the names of all committee members, Plan Commission members and Town Council members who have and would work on this living document, she recognized the work of Joe Beikman. Mike Young called for comments from the audience, when none were made the public portion of the meeting was then closed. Jeff Dieterlen commented concerns on section 3.6, while Dennis Chambers expressed concerns for the repeal clause. Tammy VanHook will reach out to Debbie Luzier regarding these issues and have them updated prior to the Town Council presentation and approval. Tammy VanHook would further reach out to Debbie Luzier regarding a link for the town's website. Mike Young stated this document could be addressed annually and amendments made as necessary. Jeff Dieterlen made a motion to recommend to the Town Council for approval the UDO, with the discussed corrections, Dennis Chambers seconded the motion to recommend and the motion passed unanimously.

Tim Bennett reported 26 permits and 65 inspections.

When no further business was presented to the commission Perry King made a motion to adjourn, Dave Moore seconded the motion and the motion passed.



President



Secretary

Plan Commission (Amended) Minutes

November 8th, 2018

Members Present: David Moore, Tammy VanHook, Jeff Dieterlen, Dennis Chambers, Mike Young, Robert Alumbaugh, Perry King and town attorney Mel Daniel.

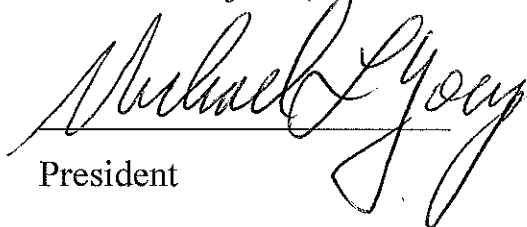
President Mike Young had a moment of silence for the recent passing of commission member Joe Beikman.

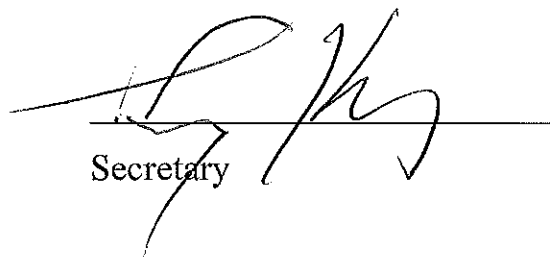
Mike Young called the meeting to order and called for a motion on the previous minutes; Robert Alumbaugh motioned to accept the minutes as presented, Dave Moore seconded the motion and the minutes were accepted unanimously.

The UDO (Unified Development Ordinance) public meeting began: Tammy VanHook noted the addition of the new acknowledgement page, a page listing the names of all committee members, Plan Commission members and Town Council members who have and would work on this living document, she recognized the work of Joe Beikman. Mike Young called for comments from the audience, when none were made the public portion of the meeting was then closed. Jeff Dieterlen reviewed his list of previous concerns and or corrections (document titled UDO, Draft 3 comments to be included in the official minutes) then again addressed concerns on section 3.6, while Dennis Chambers expressed concerns for the repeal clause. Tammy VanHook will reach out to Debbie Luzier regarding these issues and have them updated prior to the Town Council presentation and adoption. Tammy VanHook would further reach out to Debbie Luzier regarding a link for the town's website. Mike Young stated this document could be addressed annually and amendments made as necessary. Jeff Dieterlen made a motion to recommend to the Town Council for approval the UDO, contingent upon discussed and noted corrections, Dennis Chambers seconded the motion to recommend the UDO to the Town Council and the motion passed unanimously.

Tim Bennett reported 26 permits and 65 inspections.

When no further business was presented to the commission Perry King made a motion to adjourn, Dave Moore seconded the motion and the motion passed.


President


Secretary

UDO, Draft 3 Comments

1. General – There are a few misspellings in the red amended text, so it would be helpful to make sure that the document is spell and grammar checked prior to the public hearing.
2. Chapter 2, A, 1, f (page 9) – This states that included areas (buffer zone, annexed) will be grandfathered under the county zoning classification uses for 1 year after the date of inclusion, and then they must comply with the Town’s classification. Is this acceptable since this differs from what has been done in the past?
3. Chapter 3, G (pages 60-71) – Under Sign Standards (Section 3.6, III, B, 2) in the current ordinance, it states, “No sign shall be located closer than 30 feet from an abutting residential use.” This statement is not included in the new UDO. Is this covered in the tables as part of the Setback requirements in Chapter 3, G, 2-5 (pages 68-71)?
4. Under Chapter 4, there are Use Development Standards for Wind Energy Conservation Systems (WECS) (Section 28) and Wireless Communication Facilities (Section 30). It would be helpful to include a section covering Solar Energy Systems as well since the planning commission has considered proposals on these in the past. There is a detailed model zoning ordinance for residential and non-residential systems at <http://solarsimplified.org/permitting/solar-zoning-toolbox/solarzoningordinance> that may be helpful as a reference.
5. Chapter 4, B, 27, b, i. (page 87) – Under the new Special Event Facility Standards, this section states that no facility shall be permitted where no residential use exists on the “property.” Should the word “property” be changed to “parcel” for clarity?
6. Chapter 4, B, 27, c, iii. (page 87) – Under the new Special Event Facility Standards, this section refers to Lighting under Chapter 3, Section D. This draft has the Lighting standard under Chapter 3, Section E.
7. Chapter 4, B, 27, d. (page 87) – Under the new Special Event Facility Standards, this section has no content and should probably be removed.
8. Chapter 6, C, 1 (page 96) – The new language under Covenants, Documenting, refers to “recored” Covenants. Is this supposed to be “recorded” Covenants?