

## Plan Commission Minutes

Thursday July 11<sup>th</sup>, 2024

Members present: Josh Brown, Tammy VanHook, JD Robinson, Robert Alumbaugh, Dave Snyder, attorney Kayla Moody – Grant, Jason Atwood was absent.

Josh Brown called the meeting to order, he then requested a motion on the minutes; Robert Alumbaugh made the motion to accept the minutes as presented, seconded by Dave Snyder. Minutes approved by 5-0 vote.

24-136 and 24-137 rezone requests at 35 W. High St. and 41 W. High St., presented by John Larrison of Holloway Engineering. Josh Brown noted an email that Commission members had received regarding said properties. Attorney, Kayla Moody – Grant clarified with John Larrison that the current property owners were present, as there had be concerns of ownership. Current owners came forward and confirmed they were asking John Larrison to present the request for rezones. John Larrison then presented the requests, stating the homes had been converted to multi family dwellings some years ago, that the new owners have already started cleaning up the properties and are simply wanting to get the zoning corrected. Josh Brown called for questions and or comments: a neighbor from W Washington St expressed concerns what this would do to other properties in the area, she also questioned if this fell in with our comprehensive plan, she went on to state that another neighbor unable to attend had concerns as well. Dave Snyder speaking from the podium, clarified by legal council that during his comments he was speaking as a concerned neighbor and not a commission member, addressed his concerns: single family neighborhood, he indicated the current use has fewer residents than his home, he discussed how zoning R3 is not in alignment with the current comp plan, he discussed other uses for older homes such as the law office in town, he understands some things should be “grandfathered” in, such as the second story on his own home, as it is now not allowed but reiterated he is opposed to rezoning these property. When there were no further questions or comments from the audience John Larrison once again addressed the Commission, simply stating these multifamily dwellings have been in existence prior to many of the last comp plans and asked that the Commission vote to send a favorable recommendation to the Town Council. Josh Brown called for final questions or comments from the Commission; Tammy VanHook stated that having been on the

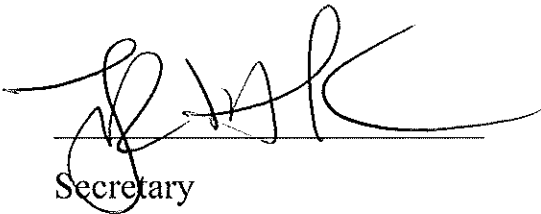
Comprehensive Plan Committee from beginning to adoption she understands that the neighborhood in question is not set for multifamily, however as the Comp Plan is a directive for a way forward we must also consider what is already, therefor she would comfortable sending a favorable recommendation to the Town Council, as they have the final word. When no other comments were made Josh Brown called for a motion; JD Robinson made a motion to send a favorable recommendation to the Town Council, motion seconded by Tammy VanHook, motion approved by 4-0 vote, Dave Snyder did not vote.

Tim Bennet reported 8 permits issued and 35 inspections were completed since the last meeting.

When no further business was brought before the Commission JD Robinson made the motion to adjourn, motion seconded; meeting adjourned by 5-0 vote.

A handwritten signature in black ink, appearing to be 'JAB', written over a horizontal line.

President

A handwritten signature in black ink, appearing to be 'JMK', written over a horizontal line.

Secretary