

Jefferson County Planning Commission
March 8, 2016

The Jefferson County Planning Commission met on March 8, 2016 with the following Commission members present: Mike Chapman, President; Wade Louthan, Vice President; Donnie Fisher, Secretary; Gary Phalen, Eric Bell, Steve Stolipher, Gene Taylor, and Peter Fricke. Staff members present included Jennie Brockman, Director of Planning and Zoning; Lydia Lehman, Assistant Prosecuting Attorney; and Alexandra Beaulieu, Office/Project Manager.

Mr. Dick Childs was absent with prior notification.

Mr. Mike Chapman called the meeting to order at 7:00 PM.

1. Approval of the Minutes from the following Planning Commission Meeting
 - February 23, 2016

The minutes were approved with no objections.

2. Citizen Communications. None.
3. Request for postponement. None.
4. Planning Commission Work Session: Discussion on the Envision Jefferson 2035 Comprehensive Plan recommendations regarding modifications to the LESA/Conditional Use Permit provisions of the Jefferson County Land Development and Zoning Ordinance as well as modifications to the Cluster Subdivision provisions of the Rural zoning district.

Ms. Brockman provided an overview of the proposed text amendment.

The Planning Commission reviewed the proposed text amendment and made several revisions throughout the document. Staff was directed to make the recommended changes for the Planning Commission to review and discuss at a second meeting in March.

The following sections were amended

- Article 2: Definitions
 - Farm Market; Green Space; Mixed Use Building; Open Space (revised to reflect the same definition as provided in the Subdivision Regulations).
- Section 3.4 Boards and Commissions
- Section 5.7 Rural (R) District
 - Specifically Section 5.7D.2 pertaining to cluster developments.
- Section 8.6 Farm and Farmers' Markets
- Appendix C Principal Permitted and Conditional Uses Table

Mr. Chapman called a second meeting to continue discussion and review of the proposed amendment for March 22, 2016.

5. Reports from Legal Counsel and legal advice to the Planning Commission.

Active Litigation

- Far Away Farms: Report on legal action in Jefferson County Circuit Court Case # 11-C-325 Possible Executive Session.
- Shiloh Citizens Association: Report on legal action on Supreme Court Docket #15-1031 Possible Executive Session.

Ms. Lehman stated there were no new updates on these cases.

6. Directors Report.

Ms. Brockman provided an update on the status of the various proposed text amendments.

7. Planning Commission Exchange and Liaison Reports. None.

8. President's Report. None.

9. Actionable Correspondence. None.

10. Non-Actionable Correspondence. None.

Mr. Mike Chapman motioned to adjourn the meeting at 9:23 PM.