

Jefferson County Planning Commission
June 12, 2018

The Jefferson County Planning Commission met on June 12, 2018 with the following Commission members present: Steve Stolipher, Vice President; Wade Louthan, Secretary; Peter Onoszko, County Commission Liaison; Jack Hefestay, Mike Shepp and Ray Bruning. Staff members present included Jennifer Brockman, County Planner, Nathan Cochran, Assistant Prosecuting Attorney; and Rhonda Greenholtz, Planning Clerk.

Mr. Ron Thomas was absent with prior notification. Mr. Donnie Fisher was absent without prior notification. Mr. J Ware arrived at 7:14 PM.

Mr. Steve Stolipher presided over the meeting in Mr. Fisher's absence and called the meeting to order at 7:05 PM.

1. The minutes from the May 1, 2018 meetings were approved with no objections.
2. Citizen Communications. None
3. Request for postponement. None
4. A Public Hearing was held for a Waiver Request for Starbucks (PCW#18-07) The applicant is requesting a waiver from Appendix B, Section 10.6 of the Subdivision Regulations that requires sidewalks to support all non-residential subdivision/site development. The applicant is requesting to provide a 10' bike/pedestrian easement in lieu of the sidewalk.

Ms. Jennifer Brockman provided an overview of the proposed location.

Ms. Jamie McLean, Greenway Engineering, representative for the applicant and Ms. Helen McCarron, representative for the owner, Kentland Foundation were present. Ms. McLean provided an overview of the request for the proposed pedestrian/bike trail in lieu of the sidewalk stating that there are existing utilities under the area such as a sanitary sewer pump station, sewer force main, sewer lines, and the stormwater management basin limits are also located in that location, as well as overhead utility lines. She stated that connection capability and easements for any future connections will be provided and shown on the plat and recorded. The location of the force main is a big concern if a sidewalk is required to be installed in that location. Ms. McLean stated that if there are any issues with the utilities then the sidewalk would need to be torn up and reinstalled.

Ms. Brockman stated that there is a provision in the Subdivision Regulations which allows Staff to waive this requirement in specific circumstances. Generally this has only been applied for commercial development in rural areas. As this area is primarily commercial, Staff believes that this waiver request should come before the Planning Commission for a Public Hearing. Ms. Brockman discussed the surrounding property uses and noted that this location is ideal for pedestrian connectivity. The Comprehensive Plan also recommends providing connectivity between commercial and residential properties. Staff prefers to see the beginning of an interconnected sidewalk for this area of the County; however, if the Planning Commission is inclined to approve this waiver, staff recommends that the proposed 10' easement be provided

Minutes
Planning Commission
June 12, 2018

for by deed or plat and that the easement be marked either by signage or striping if the area is paved so both drivers and pedestrians are aware that foot traffic may occur in this area.

A discussion ensued on locations of future sidewalks, connectivity and of the existing utilities.

Mr. Steve Stolipher opened the floor to public comment.

No Public comment was made.

Mr. Stolipher closed the floor to Public Comment

Mr. Mike Shepp made a motion to approve the waiver contingent upon the 10' easement being shown on the plat and recorded.

Mr. Peter Onoszko seconded the motion. A vote was taken which carried unanimously.

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

a) Mr. Nathan Cochran reported that the Jefferson County Historical Landmark Commission (JCHLC) has filed an Appeal on a decision made by the Zoning Administrator regarding the applicability of Section 4.4C regarding the existing house and a portion of the property. This will be heard at the June 28, 2018 Board of Zoning Appeals meeting. No action is required by the Planning Commission.

b) Active Litigation:

- None

6. Planners Memo.

Ms. Brockman provided an overview of the progress and changes to the upcoming text amendments to the Zoning Ordinance and the Subdivision Regulations.

The next scheduled Planning Commission meeting will be held on July 10, 2018.

7. President's Report. None

8. Actionable Correspondence. None

9. Non-Actionable Correspondence. None

Mr. Stolipher motioned to adjourn the meeting at 7:27 PM with no objections.