

MINUTES
JEFFERSON COUNTY PLANNING COMMISSION
OCTOBER 23, 2007

The Jefferson County Planning Commission met on Tuesday, October 23, 2007 with John Sidor, President presiding. Lynne Deming, Ellen May, Todd Baldau, Ed Dunleavy, Robert Reynolds, and Tom Kane were present. Staff members present were Sherry Kelly, Damien Davis, Tony Redman and Sherry Cole.

Arnie Dailey and Jim Surkamp were absent with notification.

Mr. Sidor called the meeting to order at 7:00 p.m.

1. Minutes: Mr. Baldau motioned to approve the October 9, 2007 minutes with the following amendment: Page 1, Item #6, the second sentence should read: Mr. Baldau recused himself from Item #6 and Item #7 because he is involved in civil litigation against Mr. Athey. Mr. Reynolds seconded the motion which carried with a vote of 6 for and 1 abstained (Mr. Kane, as he was unable to stay for the entire meeting on October 9, 2007).

2. Requests for postponement. None.

3. Final Plat Public Hearing for the Thelma F. Musgrove Minor Subdivision, Lot 1, 2 and 3-Residue. Staff and engineer recommended approval. Shane Rauch with Ace Survey answered questions from the Planning Commission. Mr. Sidor opened the public hearing. There was no public comment. The public hearing was closed. Mr. Kane motioned to approve the final plat with a condition that the access easement be radius in compliant with staff recommendations and a maintenance agreement be made and put on the plat. Ms. Deming seconded the motion which carried unanimously.

4. Final Plat Public Hearing for the Mark Stolipher Minor Subdivision. Staff and engineer recommended approval. Shane Rauch was present for any questions. Mr. Sidor opened the public hearing. There was no public comment. The public hearing was closed. Mr. Reynolds motioned to approve the final plat. Ms. May seconded the motion which carried unanimously.

5. Request by Robert and Amy Leonard for a variance to allow the residue parcel (Lot 7) located within the proposed Brookstone Ridge Subdivision to retain the existing driveway access onto Route 5 (Scrabble Road) for the property owner's home. Staff and engineer recommended granting the variance. Dick Klein with Alpha answered questions from the Planning Commission and made a presentation. Mr. Baldau motioned to approve the variance conditioned on no further development on the 97½ acre lot. Mr. Dunleavy seconded the motion which failed with a vote of 3 for (Mr. Baldau, Mr. Dunleavy, and Ms. Deming) and 4 opposed. Mr. Kane motioned to approve the variance. Mr. Reynolds seconded the motion which passed with a vote of 4 for and 3 opposed (Mr. Baldau, Mr. Dunleavy and Ms. Deming).

6. Site Plan and Issuance of Improvement Location Permit for Through The Garden. Staff and engineer recommended approval. Hank Sterenberg, owner, answered questions from the Planning Commission and made a presentation. There was no public comment. Mr. Reynolds motioned to approve the Site Plan and Issuance of the Improvement Location Permit. Ms. May seconded the motion which carried unanimously.

7. Site Plan and Issuance of Improvement Location Permit for the Bakerton Fire Station. Kristen Ringstaff with W. H. Gordon Associates, Tony and Bruce Hall with the Bakerton Fire Station answered questions from the Planning Commission. There was no public comment. Mr. Baldau motioned to approve the Site Plan and Issuance of the Improvement Location Permit.

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Ms. Deming seconded the motion which carried unanimously.

8. Discussion with Todd Fagan on digital plat submission requests. Todd Fagan made a presentation. Tony Redman handed out a 2 page document to the Planning Commission. Mr. Fagan stated that the best example that closely mirrors what he is trying to do is Richland County, South Carolina. Shane Rauch with Ace Surveying spoke. Mr. Kane motioned to endorse the digital plat submissions. Mr. Baldau seconded the motion which carried unanimously.

9. Revised Bylaws. James Casimiro spoke. Mr. Casimiro made changes to Page 4. Mr. Dunleavy recommended the Planning Commission adopt these new bylaws becoming effective upon County Commission adopting same. Mr. Reynolds seconded the motion which carried unanimously.

10. Director's Report on office activities and questions. Mr. Redman stated that there is none. Mr. Sidor stated that he heard Mr. Redman had a new assistant. Mr. Redman stated that the new planning assistant would help with the new comprehensive plan and also to generate a data book.

Mr. Dunleavy asked if anything was submitted by Gaye Snyder. Mr. Redman stated that a variance was submitted today and a declaration of violation would be filed on Monday.

Mr. Sidor asked if something could be done regarding water, sewer and traffic/transportation. Mr. Redman indicated that he was working to develop better relationships with agencies and organizations engaged in provision of water and sewer facilities as well as transportation planning agencies. He also discussed a number of functional area plans and County sub-geography plans that he hopes can be prepared in future years. He indicated that, at some point he would like to discuss these prospective planning projects with the commission to ascertain their thoughts regarding priority projects.

11. Public Comment Period. None.

12. Planning Commission Exchange. Mr. Sidor stated that last Thursday the County Commission decided to have public hearings on the rewrites of the ordinances. Mr. Redman stated that five meetings have been scheduled in November and December for geography in each magisterial districts. Mr. Redman stated that he thinks we will need 6 meetings. Mr. Redman reminded the Planning Commission of the November 14th work session for the first draft.

13. Reports from Legal Counsel. Mr. Reynolds asked Mr. Casimiro if he researched the merging of property. Mr. Casimiro stated he had not.

Mr. Sidor asked Mr. Casimiro if he was the Zoning Board of Appeals' attorney. Mr. Casimiro stated he was the Planning Commission's attorney and the Board of Zoning Appeals' attorney.

14. Actionable Correspondence. None.

15. Non-Actionable Correspondence. None.

Ms. Deming motioned to adjourn the meeting at 8:50 p.m. on October 23, 2007. Mr. Dunleavy seconded the motion which carried unanimously. A detailed transcript of this meeting can be found on CD # . These minutes were prepared by Sherry Cole.

