

MINUTES
JEFFERSON COUNTY PLANNING COMMISSION
SEPTEMBER 26, 2006

The Jefferson County Planning & Zoning Commission met on Tuesday, September 26, 2006 for the regular meeting, with Paul Burke, President presiding. John Sidor, Lynne Deming, Arnie Dailey, Russell Roper, Todd Baldau, Tom Kane and Ellen May were present. Staff members present were Sherry Kelly, Kim Shrader and Jennilee Hartman.

Greg Corliss was absent with notification.

Mr. Burke called the meeting to order at 7:02 p.m.

Mr. Baldau motioned to approve the minutes from the September 12, 2006 meeting with the following changes: (1) Page 3; item #11. In the third line, delete the word "the" from the sentence "Mr. Wilson presented ~~the~~ both variance requests...." (2) Page 5; item #17. PSD committee summary, 5th line, add a "6" to the sentence: "...he was at the Development Authority Meeting on September 12, 2006." John Sidor seconded the motion. Mr. Kane made a motion to amend the previous motion to include the following change, "Mr. Kane was absent with notification." Mr. Sidor seconded the motion, which carried unanimously. Mr. Kane stated he must abstain from voting on the approval of the amended minutes from the September 12, 2006 meeting because he was not present. Ms. May stated likewise. The motion to approve the amended minutes of the September 12, 2006 meeting passed 6 for and 2 abstentions (Mr. Kane and Ms. May).

Mr. Burke asked if there were any postponements. There were none.

1. Election of Officers. Mr. Kane moved to delay the election of officers until we have a full contingent of members. Mr. Baldau seconded the motion, which carried unanimously.
2. Final Plat Public Hearing for Ryans Glen Subdivision, Lots 1-12 & Residue. Mr. James Campbell, Attorney, made a presentation. Mr. Baldau had concerns about the existing sinkholes. Mr. Robert Denton was present to answer any questions related to sinkholes. Mr. Rob Holmes with Associated Engineering Sciences, Inc. spoke regarding Storm Water Management. Mr. Burke asked for public comment. There was none. Mr. Burke closed the public hearing. Staff recommended approval contingent on submitting the necessary originally signed copies, bonding and recordation within 90 days. Mr. Baldau motioned to approve the final plat with staff contingencies. Mr. Dailey seconded the motion, which passed 7 for and 1 abstention (Ms. May). Ms. May stated she was not a member of the Planning Commission throughout the entire process for Ryans Glen and did not feel she could comment.
3. Request by Curtis Mason and Suzette Kimball for a variance to accommodate a boundary line adjustment to move a 0.36 acre square plot of land from the 60+ acre White House Farm and add it to an adjacent 0.36 acre parcel (previously the South Jefferson Public Library Commission property). Mr. Mason was present to answer any questions. The Commission asked questions regarding the history of the library property, soil contamination, current or future setback

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violations, health department regulations and if this request was needed because of a self imposed hardship. Mr. Mason answered the questions accordingly. Staff expressed concerns regarding the feasibility of the soil contamination. Staff also stated that denying the variance would create a useless lot and that the current vacant structure could be vandalized. Mr. Dailey motioned to deny the variance because the Planning Commission had never approved any variance that would create a residential lot by a merger deed. Ms. Deming seconded the motion, which failed 3 for and 5 opposed (Mr. Burke, Mr. Sidor, Mr. Roper, Mr. Baldau and Ms. May). Mr. Baldau motioned to approve the variance. Mr. Roper seconded the motion, which passed 5 for and 3 opposed (Mr. Dailey, Mr. Kane and Ms. Deming).

4. Written report by Roger Goodwin, Chief County Engineer on the Storm Water Management Inspection at Spruce Hill Subdivision. Mr. Campbell made a presentation. Mr. Kane motioned to postpone this item to allow for sufficient time to review the engineering report in its entirety and to have the ability to talk with Staff and the developer if necessary. Mr. Dailey seconded the motion, which passed 7 for and 1 opposed (Mr. Roper).

5. Schedule for Planning Commission meetings in November and December 2006 and 2007. Mr. Baldau motioned to cancel the December 26, 2006 meeting and to ask staff to properly advertise the cancellation. Mr. Sidor seconded the motion, which carried unanimously. Mr. Baldau motioned to cancel the December 25, 2007 meeting and to ask staff to properly advertise the cancellation. Mr. Sidor seconded the motion, which carried unanimously. Ms. Deming motioned to delay the October 3, 2006 work session until October 17, 2006 and if the meeting room is not available on the 17th that it be postponed until the next regularly scheduled meeting on January 16, 2006. Mr. Kane seconded the motion.

The CD was changed at 8:21 and the meeting resumed at 8:23 p.m.

Ms. Deming's motion to postpone the work session passed 5 for and 3 opposed (Mr. Burke, Mr. Sidor and Mr. Baldau). Mr. Kane motioned for the workshop on Storm Water Management to be arranged by the County's professional Staff. Mr. Roper seconded the motion, which passed 5 for and 3 opposed (Mr. Burke, Mr. Sidor and Mr. Baldau).

6. Thinking about topics for future planning studies. Mr. Baldau motioned to ask staff to provide the Planning Commission with information on what issues, topics and pieces of data that would be useful to the Planning Commission by November 14, 2006. Mr. Sidor seconded the motion, which carried unanimously.

7. Staff Issues and Concerns. Ms. Deming motioned to ask the County Commission to provide the Planning Commission with information as to where they are in their efforts to find a location and additional staff for the Department of Planning, Zoning & Engineering. Mr. Baldau seconded the motion, which carried unanimously.

8. Committees and committee reports:

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Executive Committee: Mr. Sidor stated he would be emailing everyone on the committee a draft copy of the last meetings minutes.

Budget Committee: Mr. Burke asked the Planning Commission to prepared anything they would like to be considered for the budget and to have their requests in by the November 14, 2006 meeting. Mr. Burke asked staff to provide the Planning Commission with a list of training opportunities for Planning Commissioners.

Bylaws and Procedures Committee: None.

PSD Committee: Mr. Sidor stated he would not be able to attend the PSD meetings since they will be held on Monday evenings. Ms. May stated she could attend these meetings. Mr. Burke stated he would appoint Ms. May to the committee.

Long Range Planner: Mr. Baldau will be contacting Mr. Raco regarding a possible meeting date.

TDR: No action has been taken.

9. Actionable Correspondence:

A) City of Ranson, Comprehensive Plan Revisions Invitation for Input: Mr. Baldau motioned to ask staff to let the City of Ranson know the Planning Commission is interested in providing input and would like to see the documents. Ms. Deming seconded the motion, which carried unanimously.

20. Non-actionable Correspondence: Mr. Kane stated he does not want to receive electronic mail from Planning Commissioners regarding any topic.

Mr. Roper motioned to adjourn the meeting. Mr. Baldau seconded the motion, which carried unanimously.

The meeting adjourned at 9:03 p.m. on September 22, 2006. A detailed transcript of this meeting can be found on CD #130 & #131. These minutes were prepared by Jennilee Hartman.