

MINUTES  
JEFFERSON COUNTY PLANNING & ZONING COMMISSION  
AUGUST 24, 2004

The Jefferson County Planning & Zoning Commission met on Tuesday, August 24, 2004 with Arnie Dailey, President, presiding. Other Planning Commission members present were: Rosella Kern, Renny Smith, William Lewandowski, Russell Roper, Dan Marken and Thomas Kane. Staff members present were Roger Hunter, Roger Goodwin and Sherry Cole.

Mr. Morgan and Mr. Sims were absent with notification.

Mr. Dailey called the meeting to order at 7:08 p.m. Ms. Smith motioned to accept the Minutes of the August 10, 2004 regular meeting. Mr. Marken seconded the motion which carried unanimously.

1. Final Plat Public Hearing for the Billy F. Owens Minor Subdivision. Staff recommended approval of the Final Plat. Ms. Kern motioned to approve the final plat. Mr. Marken seconded the motion which carried unanimously.
2. Postponed from the August 10, 2004 meeting. Action and discussion by the Commission on the Multi-Use Variance Request by Bill K. Hurd and John T. Gavlas to allow 2 principal structures/uses on a single tract of land without processing a subdivision plat. Peter Chakmakian presented the project. Mr. Hurd answered questions. Mr. Kane motioned to grant the variance request with the stipulation that both structures enjoy different means of egress. Mr. Roper seconded the motion which failed with a vote of 2 for (Kane and Mr. Roper) and 5 opposed.
3. Community Impact Statement Review for the Tollhouse Woods Subdivision. Ms. Kern recused herself from the meeting as she has met with the owners about the subdivision. Dick Klein with Alpha Associates and Lawrence Rosenberg presented the project. There was public comment from Kathryn McAteer, John Griffith, Michael Abshire, Duane Robinson and Diana Sutenfield. The Public Hearing was closed. Mr. Klein rebutted. Staff recommended approval of the Community Impact Statement. The Chief County Engineer, Roger Goodwin, recommended acceptance of the Community Impact Statement and deferred to the Planning Commission regarding the issues raised at this meeting. Mr. Kane motioned to approve the Community Impact Statement. Mr. Marken seconded the motion which passed with a vote of 4 for and 2 opposed (Ms. Smith and Mr. Lewandowski opposed). Ms. Sutenfield was requested to leave her exhibits as part of the public record, but refused. Ms. Kern did not return to the meeting room for the rest of the meeting.
4. Postponed from the August 10, 2004 meeting. Violation Notice Sheridan LLC, Sheridan Subdivision (PC File #00-33). Roger Goodwin, Chief County Engineer, recommended postponement until the September 28, 2004 meeting. Mr. Marken motioned to postpone this item until the September 28, 2004 meeting. Mr. Kane amended the motion stating he wanted a progress report by the September 14, 2004 meeting. Mr. Marken seconded the amendment to the motion. The motion and amendment passed unanimously.
5. Request by Jack Mitchell on behalf of Oak Meadow LLC for advancement to the final plat stage for a 1 lot subdivision (Article 6, Section 6.0 of the Jefferson County Subdivision Ordinance). Jack Mitchell presented the request. Staff recommended approval. Mr. Lewandowski recommended advancement to the final plat stage for a 1 lot subdivision. Ms. Smith seconded the motion which carried unanimously.

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6. Ordinance Revisions. Staff handed out documents (1) regarding the Planning & Zoning Commission's suggestions on proposed changes to the existing Zoning and Development Review Ordinance; 2) a document regarding the concerns about how the new amendment fits into the new State Planning Bill; 3) and, the Jefferson County Planning & Zoning Commission's report with comments on proposed amendments to the LESA/Planning Bill Amendments to the Zoning and Development Review Ordinance. The Planning Commission by consensus authorized President Dailey to forward these documents to the County Commission.

7. Correspondence. Staff presented a draft copy of a letter to Ms. Stonesifer. Ms. Smith made changes to the letter. President Dailey was authorized to send the revised letter on behalf of the Planning Commission.

Mr. Lewandowski presented his draft of the Jefferson County Planning & Zoning Commission By-Laws, and provided staff with extra copies to be sent to the absent members.

The meeting adjourned at 11:10 p.m. on August 24, 2004. A detailed transcript of this meeting can be found on CD # 50, #51, #52, and #53. These minutes were prepared by Sherry Cole.