

MINUTES  
JEFFERSON COUNTY PLANNING & ZONING COMMISSION  
MARCH 11, 2003

The Jefferson County Planning & Zoning Commission met on Tuesday, March 11, 2003 with Arnold Dailey, President, presiding. Other Planning Commission members present were: Rosella Kern, Renny Smith, David Hammer, Russell Roper, Rusty Morgan, Sam Donley, Richard Childs, Barbara Humes and Clark Draper. Staff members present were Stephen Bockmiller, Roger Goodwin, Rebecca Burns and Sherry Cole.

Mark Schiavone, and David Mills were absent with notification. Chris Stiles, Douglas Vaira and David Kemnitzer were absent without notification.

Mr. Dailey called the meeting to order at 7:00 P.M.

Ms. Smith motioned to accept the Minutes of the February 24, 2003 regular meeting. Mr. Morgan seconded the motion which carried unanimously.

1. Declaration of Violation for Jeffery W. Lavelly of the of the Jefferson County Subdivision Ordinance for the construction/placement of a shed on property designated as Parcel 1.3 on Tax Map 22 of the Kabeltown District as found in Deed Book 943 at Page 518. Staff advised the violation has been rectified and no action is necessary at this time. The Commission took no action.

Barbara Humes arrived at 7:03.

2. Final Plat Public Hearing for the Chicchirichi-Perry Minor Subdivision, Lots 1, 2 & 3-Residue. Staff stated the Final Plat is in compliance with the Ordinance. Steve Bittinger presented the project. There was no public comment. Mr. Donley motioned to approve the Final Plat. Mr. Hammer seconded the motion which carried unanimously.

3. Postponed from the February 25, 2003 meeting. Action on the Staff Report for Forest View Subdivision (Formerly known as Spring Meadow). Public Hearing on the unresolved issues and action on the Conditional Use Permit. Rebecca Burns presented the Staff Report. There was public comment from Paul Burke stating that Item 4 should read for and not exclusive. Ms. Smith motioned to accept the staff report with the noted change. Mr. Hammer seconded the motion which carried unanimously. Ed Smariga presented the unresolved issues. There was public comment from Paul Burke regarding the unresolved issues. Rebuttal was by Peter Chakmakian. Mr. Hammer motioned to postpone this item on the agenda until they can get advice from counsel regarding the issue of disallowed issues. Ms. Smith seconded the motion which passed with a vote of 7 for and 1 opposed (Mr. Dailey).

MARCH 11, 2003  
PAGE TWO

4. Action on the Staff Report for the Deerfield Village Subdivision. Public hearing on the unresolved issues and action on the Conditional Use Permit. Rebecca Burns read the Staff Report. Item # 2 should read recommended by not identified . Mr. Donley motioned to accept the Staff Report as submitted. Ms. Smith seconded the motion which carried unanimously. Eric Lewis and Rich Lewis presented the project. The developer declined Items 1-16 of the unresolved issues. There was public comment from Fred Gates, Paula Gates, Brett Gates, Paul Burke, Vicki Faulkner and Ward Ziegler. Mr. Hammer motioned to approve the Conditional Use Permit subject to written submission by the developer that he will pay for the fence posts and Fred Gates will pay for the survey, clearing and dispose of trash. The fence is to be 4' high, no longer than the common border between the two properties (Fred Gates property & Deerfield Village Subdivision) and American standard fencing is to be used and per the memorandum submitted by the applicant addressing unresolved issues 17 through 31. The motion passed with a vote of 7 for and 1 opposed (Ms. Smith).

5. Request by Haynes-Foltz, LC on behalf of the Cedar Meadow Air Park Subdivision for the following variances: (A) Not provide a 3' wide shoulder with 4:1 slope into a 1' deep ditch and out with a 2:1 side slope; and, (B) Waiving a 10' road improvement easement in the vicinity of an existing house.

Mr. John Lewis withdrew variance request (A).

Mr. Stewart Dunn presented the variance request (B). Ms. Smith motioned to grant the variance request. Mr. Morgan seconded the motion which carried unanimously.

6. Jefferson County Farmland Protection request for an amendment to the Jefferson County Subdivision Ordinance easements. Mr. Hammer motioned to direct staff to compose a draft ordinance amendment for the next meeting. Mr. Donley seconded the motion which carried unanimously.

7. Request by Mark Dyck on behalf of the Chapel View Subdivision to be allowed to submit an addendum to the Community Impact Statement previously heard by the Commission at the February 25, 2003 meeting. Ms. Kern will not participate, as she missed the previous meeting. Mr. Hammer motioned to reject the request directing the applicant to submit a new Community Impact Statement. Mr. Morgan seconded the motion which passed with a vote of 5 for and 2 opposed (Mr. Roper and Mr. Childs) with 1 abstention (Ms. Kern).

8. Action on the Special Meeting Minutes for 01/21/03, 01/30/03 and 02/08/03. The minutes were approved by unanimous vote.

9. Rescheduling of the Adult Use Zoning Ordinance amendments Public Hearing. The public Hearing will be held April 15, 2003, at 7:00 P.M. in the Courthouse.

MINUTES - JEFFERSON COUNTY PLANNING & ZONING COMMISSION

MARCH 11, 1003  
PAGE THREE

10. Comprehensive Plan. Meetings were scheduled for March 12, 2003, March 18, 2003 and March 21, 2003.

11. Correspondence. Staff's draft letter in answer to Mark Dyck's letter regarding rejecting the Community Impact Statement of the Chapel View Subdivision. Mr. Hammer motioned to approve the letter by Staff to Mr. Dyck. Ms. Smith seconded the motion which carried unanimously.

12. Annual Reports. Staff passed out a Draft of Annual Reports for 2001 and 2002.

The meeting adjourned at 10:50 p.m. on March 11, 2003. A detailed transcript of this meeting can be found on Tape(s) #31, #32, and #33. These minutes were prepared by Sherry Cole.