

MINUTES
JEFFERSON COUNTY PLANNING & ZONING COMMISSION
APRIL 8, 2003

The Jefferson County Planning & Zoning Commission met on Tuesday, April 18, 2003, with the President, Arnold W. Dailey, Jr., presiding. Other Planning Commission members present were: Samuel Donley, Mark Schiavone, Russell Roper, Renny Smith, Richard Childs, Bill Lewandowski, Rosella Kern, Rusty Morgan and Barbara Hume. Staff members present were Paul Raco, Roger Goodwin, Michael Heaton and Rebecca Burns.

David Mills was absent with notification. Clark Draper, Douglas Vaira and David Kemnitzer were absent without notification.

Mr. Dailey called the meeting to order at 7:00 p.m. Mr. Morgan motioned to accept the Minutes of the March 25, 2003 meeting. Mr. Donley seconded the motion which carried unanimously.

1. Community Impact Statement Review for the Chapel View Subdivision. Mr. Chakmakian asked that the Commission postpone this until the representative arrives. The Commission agreed to hear the CIS upon arrival of the representative.
2. Postponed from the March 11, 2003 meeting. Action on the Conditional Use Permit for the Forest View Subdivision (formerly known as Spring Meadow). Mr. Raco stated Mr. Cassell's memo on issues not allowed as compatibility issues is in the Commissioner's packet. Mr. Schiavone motioned to issue the Conditional Use Permit with all the resolved issues outlined in the Staff Report (copy attached) and the following conditions:
 1. Provide a berm or comparable landscape screen to County standards on land to be owned by the Homeowner's Association along the property frontage adjacent to Route 17 (Flowing Springs Road); and,
 2. Provide a covenant noting farming activities are a permitted use in the Rural District and may include noises, odors, operations at night and other activities characteristic of a farming operation.

Rosella Kern seconded the motion. Ms. Smith motioned to amend the motion to require the developer and/or his representative to meet with the Department of Highways to discuss the amount of land required to widen Route 17 (Flowing Springs Road) if and when it would need to be widened. Mr. Morgan seconded the amendment to the motion which passed with a vote of 8 for and 1 abstention (Mr. Lewandowski because he was not on the board at the time the public hearing was held on the unresolved issues). The amended motion passed with a vote of 8 for and 1 abstention (Mr. Lewandowski for the same reason as the previous vote).

1. Community Impact Statement Review for the Chapel View Subdivision. Mark Dyck presented the project noting Staff's concerns have been addressed with the addendum which was given to each Commissioner present. Mr. Dyck when questioned about the school capacity

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information stated it was derived based on figures given to them by the School Board itself. Testimony was given by Paul Burke. The Staff and Engineer recommended acceptance of the CIS noting all concerns have been addressed in the addendum. Mr. Donley motioned to accept the CIS based on the Staff and Engineer's recommendation. Mr. Roper seconded the motion. Mr. Lewandowski motioned to amend the motion to require that covenants be reviewed by Staff and that they allow home businesses, and that the addendum to the CIS include the distance to emergency services, impact on the agricultural community and a revised traffic study. Ms. Smith seconded the amendment to the motion which failed with a vote of 1 for (Mr. Lewandowski) and 8 opposed. The original motion passed with a vote of 7 for and 2 opposed (Mr. Lewandowski and Mr. Morgan).

3. Request by Greater Washington Investments, Inc., for a variance to allow a 90 day extension to bond and record the final plats for the Maddex Farm Subdivision, Phase I, Lots 75-112 and Lot A-Residue (Article 8, Section 8.1.d of the Jefferson County Subdivision Ordinance). Mr. Shepp presented the request noting they are awaiting approval from the bankruptcy judge to allow the transfer of the land to his client. Mr. Raco noted they have 2 ½ years to complete the improvements under the terms and conditions of the bond and that any extension granted subtracts time from the 2 ½ year time frame. Mr. Morgan motioned to grant the extension based on the Staff's statement. Mr. Schiavone seconded the motion which carried unanimously.

4. Request by Recreational Adventures, Ltd., for a waiver from the site plan process to use four existing pad sites to place cabin trailers upon instead of recreational vehicles (Article 11, Section 11.2 of the Jefferson County Subdivision Ordinance). Peter Chakmakian and Michael Gunia presented the request noting the pads are existing and no additional impervious area will be added. Mr. Raco noted a limited site plan was recently approved for cabin additions. The Staff and Engineer recommended approval contingent upon all permitting requirements being met. Ms. Smith motioned the same. Mr. Childs seconded the motion which carried unanimously.

5. Request by Cave Quarter Development for a six month extension of time of the CIS for the Cave Quarter Estates Subdivision (Article 6, Section 6.3 of the Jefferson County Subdivision Ordinance). Mr. Roper excused himself from the meeting room for this matter. Mr. Chakmakian stated the CIS was originally approved for 15 single family lots but they are downsizing to locate drainage easements and culverts to remedy water problems on Cave Road. Ms. Smith motioned to grant the extension as requested. Ms. Kern seconded the motion. Mr. Donley motioned to amend the motion to include the extra 11 lots for a total of 15 lots with the same 6 month time extension, but if it goes beyond 6 months a new CIS will be required for the 11 lots. Mr. Schiavone seconded the amendment to the motion which carried unanimously. The original motion also passed unanimously. Mr. Roper returned to the meeting room for the remainder of the meeting.

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6. Site plan approval and issuance of the Improvement Location Permit for John J. Walker, Sr./Walker s Quarry. Mr. Raco stated based on the Engineer s approval of the site plan he recommends issuance of the Improvement Location Permit contingent upon all bonding arrangements being made and in place. Ms. Kern motioned the same. Mr. Childs seconded the motion which carried unanimously.

7. Comprehensive Plan. Mr. Morgan stated the County Commissioners are still reviewing the document.

8. Correspondence. Mr. Schiavone motioned that a letter be sent to David Hammer thanking him for his service to the Planning Commission. Mr. Morgan seconded the motion which carried unanimously.

Ms. Smith motioned that a letter also be sent to Chris Stiles. Ms. Kern seconded the motion which carried unanimously.

The meeting adjourned at 10:25 p.m. A detailed transcript of this meeting can be found on Tape(s) #4, #5 and #6. These Minutes were prepared by Rebecca Burns.