

MINUTES  
JEFFERSON COUNTY PLANNING & ZONING COMMISSION  
JUNE 10, 2003

The Jefferson County Planning & Zoning Commission met on Tuesday, June 10, 2003 with Arnold Dailey, President, presiding. Other Planning Commission members present were: Rosella Kern, Renny Smith, William Lewandowski, Russell Roper, Rusty Morgan, Mark Schiavone, Richard Childs, Barbara Humes and Clark Draper. Staff members present were Paul Raco, Michael Stevens, and Sherry Cole.

Sam Donley, and David Mills were absent with notification. 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 amend and accept the Minutes of the May 27, 2003 regular meeting with the correction that Mark Schiavone was not absent without notice. Ms. Kern seconded the motion which carried unanimously.

1. Final Plat Public Hearing for the Robert C. and Nancy K. Tabb Minor Subdivision, Lots 1, 2 & 3-Residue. Staff stated the Final Plat is in compliance with the Ordinance with the addition of a road improvement easement note to the plat on the residue and recordation within 90 days from approval. There was no public comment. Mr. Schiavone motioned to approve the Final Plat with staff contingencies. Mr. Childs seconded the seconded the motion which carried unanimously.

2. Community Impact Statement Review for the Donley Property Apartments. Staff stated that the developer has asked for a postponement. Staff recommended postponement due to an issue with density. Staff recommended re-submittal and re-advertisement and a new staff review meeting for this project. Mr. Childs motioned to postpone the Final Plat with staff contingencies. Ms. Smith seconded the motion which carried unanimously.

3. Community Impact Statement Review for the Summit View Subdivision. Staff stated that the developer asked for a postponement until the June 24, 2003 meeting. Staff recommended postponement until the June 24, 2003 meeting. Mr. Childs motioned to postpone this item until the June 24, 2003 meeting. Mr. Schiavone seconded the motion which carried unanimously.

4. Community Impact Statement Review for the McMurrin Farm Subdivision. Staff stated that the developer asked for postponement until the June 24, 2003 meeting. Staff recommended postponement until June 24, 2003. Ms. Smith motioned to postpone this item until the June 24, 2003 meeting. Mr. Schiavone seconded the motion which passed unanimously.

5. Community Impact Statement Review for the Willow Springs Commercial Subdivision. Staff stated that the developer asked for postponement until the June 24, 2003 meeting. Staff recommended postponement until the June 24, 2003 meeting. Ms. Kern motioned to postpone

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this item until the June 24, 2003 meeting. Mr. Schiavone seconded the motion which carried unanimously.

6. Request by Annette van Hilst on behalf of the Deerfield Village Subdivision for the following variances from the Jefferson County Subdivision Ordinance: Article 8, Section 8.2.a - Allow direct access to Lot 1 via Route 480; and, Article 8, Section 8.2.a.5 & Article 8, Section 8.2.a.16 - Allow construction of a graveled lane to serve Lot 2 (directly behind Lot 1). Ms. Smith motioned to grant the first variance subject to Article 8, Section 8.2.a5 and Highway Department approval. Ms. Kern seconded the motion which carried unanimously. The developer withdrew the second variance and will resubmit the variance at preliminary plat.

7. Request by Mark A. Johnston and Carla Petrucci for a variance from the minimum lot size requirements for a proposed merger of land (Article 2, Section 2.1b of the Jefferson County Subdivision Ordinance). Mr. Childs motioned to grant the variance. Mr. Morgan seconded the motion which carried unanimously.

8. Site Plan approval and issuance of the Improvement Location Permit for Charles Town Races & Slots Horse Barn. Staff recommended approval of the site plan and issuance of the Improvement Location Permit subject to bonding and compliance with building codes. Mr. Randy Kepler presented the project. Ms. Smith motioned to approve the site plan and issuance of the Improvement Location Permit. Mr. Morgan seconded the motion which carried unanimously.

9. Comprehensive Plan. Mr. Raco is still reviewing and editing the Comprehensive Plan.

10. Correspondence. None.

The meeting adjourned at 7:30 p.m. on June 10, 2003. A detailed transcript of this meeting can be found on Tape # 67. These minutes were prepared by Sherry Cole.