

MINUTES
JEFFERSON COUNTY PLANNING & ZONING COMMISSION
JULY 8, 2003

The Jefferson County Planning & Zoning Commission met on Tuesday, July 8, 2003 with Arnold Dailey, President, presiding. Other Planning Commission members present were: Rosella Kern, Renny Smith, Russell Roper, Sam Donley, Mark Schiavone, Richard Childs and Barbara Humes. Staff members present were Paul Raco, Roger Goodwin and Sherry Cole.

William Lewandowski and David Mills were absent with notification. Rusty Morgan, Clark Draper, Douglas Vaira and David Kemnitzer were absent without notification.

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

Ms. Kern motioned to accept the Minutes of the June 24, 2003 regular meeting. Mr. Schiavone seconded the motion which carried unanimously.

1. Final Plat Public Hearing for Roxanna Jenkins Subdivision. Staff stated the Final Plat needs to be corrected to read Roxanna Jenkins Subdivision in lieu of Roxana Jenkins Family Division and recommended approval of the Final Plat with signed copies 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 motion which carried unanimously.

2. Final Plat Public Hearing for the Clarence R. and Cecelia E. Denton Minor Subdivision. Staff recommended approval of the Final Plat with signed copies and recordation within 90 days. Mr. Donley motioned to approve the Final Plat. Ms. Kern seconded the motion which carried unanimously.

3. Site Plan approval and issuance of the Improvement Location Permit for Shenandoah Professional Center. Staff recommended approval with bonding arrangements. Mr. Roper motioned to approve the Site Plan and issuance of the Improvement Location Permit with staff contingencies. Ms. Smith seconded the motion which carried unanimously.

4. Request by Zachary Homes, LLC on behalf of James and Donna Price for a variance from the Jefferson County Subdivision Ordinance for the following:

- A) Article 3, Section 3.1a - definition of resubdivison; and,
- B) Article 8, Section 8.2.e.f - acute lot corners shall have angles no less than sixty degrees.

Since all parties involved agreed, Ms. Smith motioned to grant the variance request to release from resubdivision and acute lot corners. Mr. Schiavone seconded the motion which carried unanimously.

5. Comprehensive Plan. Mr. Raco completed the vast majority of his work on the Comprehensive Plan. The County Commission will schedule a work session for July 24, 2003. Mr. Raco hopes to have a draft to the Planning Commission a week before the August 12, 2003 meeting.

6. Correspondence. None.

The meeting adjourned at 7:40 p.m on July 8, 2003. A detailed transcript of this meeting can be found on Tape #72. These minutes were prepared by Sherry Cole.

