

MINUTES
JEFFERSON COUNTY PLANNING & ZONING COMMISSION
JULY 22, 2003

The Jefferson County Planning & Zoning Commission met on Tuesday, July 22, 2003 with Arnold Dailey, President, presiding. Other Planning Commission members present were: Renny Smith, William Lewandowski, Russell Roper, Rusty Morgan and Richard Childs. Staff members present were Paul Raco, Michael Stevens and Sherry Cole.

Rosella Kern, Sam Donley, Mark Schiavone Barbara Humes and David Mills were 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.

Ms. Smith motioned to accept the Minutes of the July 8, 2003 regular meeting. Mr. Roper seconded the motion which carried unanimously.

1. Appeal by Ron Parr of Mr. Raco s decision as acting planning director that side by side 40' right-of-ways do not satisfy the intent of the Jefferson County Subdivision Ordinance for minor subdivision eligibility for a proposed subdivision by Mr. and Mrs. George R. Enos. Harry McMahon, Ron Parr and George Enos presented the Appeal. Mr. Morgan motioned to allow Mr. Enos 9 acre residue as a minor subdivision. Mr. Lewandowski seconded the motion which failed to get a majority with a vote of 3 for and 3 against (Ms. Smith, Mr. Dailey and Mr. Childs).

2. Request by John Kusner on behalf of Frank Harding for a variance to allow a Case 2 Limited Site Plan for the construction of a 30' x 40' addition to an existing auto service station(Article 4, Section 4.0 of the Jefferson County Improvement Location Permit Ordinance). Staff recommended approval. John Kusner and Frank Harding presented the request. Ms. Smith motioned to grant the request. Mr. Lewandowski seconded the motion which carried unanimously.

3. Request by Dearl Grove for a variance from upgrading an existing right-of-way and road to County standards for a proposed 1 lot subdivision (Article 8, Section 8.2.a.6 of the Jefferson County Subdivision Ordinance). The staff recommended approval since the road was already built to County grade and still remains an essentially County grade road. Ms. Smith motioned to grant the variance. Mr. Morgan seconded the motion which carried unanimously.

4. Request by Herb Jonkers on behalf of the Sheridan Subdivision to reopen the subdivision file and for an additional 90 days to bond and record the final plats. Mike Shepp presented the request. Staff recommended to reopen the file and allow an additional 30 days to bond and record the final plats. Ms. Smith motioned to reopen the file and grant an additional 90 days to bond and record the final plats. Mr. Morgan seconded the motion which carried unanimously.

5. Site Plan approval and issuance of the Improvement Location Permit for Jefferson Asphalt Products Company, Inc. Staff recommended approval of the site plan and issuance of the Improvement Location Permit subject to bonding. Mr. Roper motioned to approve the site plan and issuance of the Improvement Location Permit based on staff contingencies. Ms. Smith seconded the motion which carried unanimously.

6. Comprehensive Plan. Mr. Raco forwarded the Comprehensive Plan to the County Commission on July 17, 2003.

7. Correspondence. None. The Commission discussed inviting the State Highway Department to speak at one of the meetings. Staff suggested inviting them sometime in the spring.

The meeting adjourned at 8:15 p.m on July 22, 2003. A detailed transcript of this meeting can be found on Tape #78. These minutes were prepared by Sherry Cole.

