

MINUTES
JEFFERSON COUNTY PLANNING & ZONING COMMISSION
SEPTEMBER 9, 2003

The Jefferson County Planning & Zoning Commission met on Tuesday, September 9, 2003 with Arnold Dailey, President, presiding. Other Planning Commission members present were: Rosella Kern, Renny Smith, William Lewandowski, Russell Roper, Sam Donley, Mark Schiavone and Richard Childs. Staff members present were Paul Raco, Roger Goodwin, Mason Carter and Sherry Cole.

Rusty Morgan, Barbara Humes and David Mills were absent with notification. Douglas Vaira and David Kemnitzer were absent without notification.

Mr. Dailey called the meeting to order at 7:02 P.M.

Ms. Smith motioned to accept the Minutes of the August 26, 2003 regular meeting. Mr. Lewandowski seconded the motion which carried unanimously.

1. Community Impact Statement Review for the Quarter Farm Subdivision. Staff stated the developer asked for a postponement until the September 23, 2003 meeting. Staff recommended postponement until the October 14, 2003 meeting. Ms. Smith motioned to postpone the Community Impact Statement until the October 14, 2003 meeting. Mr. Schiavone seconded the motion which carried unanimously. Ms. Kern abstained from this item on the agenda, as she arrived at 7:07 p.m. during the discussion of this item.

Mr. Roper left the meeting room at 7:09 p.m.

2. Request by E. Catherine Aits for permission to allow her to live in the existing home while a new home is being built on the same property. Staff recommended removing the variance request from the agenda as no variance is needed as Ms. Aits has agreed to tear down the old house after the new house is built. No action was taken.

3. Request by Bill Lewandowski to discuss with the Commission rules and procedures for considering requests for postponements for public hearing items (i.e. Community Impact Statements, Conditional Use Permits and Final Plats). Mr. Roper returned to the meeting room at 7:17 p.m. Mr. Schiavone stated that there needs to be a new paragraph between paragraphs 4 and 5 on Page 21 of the Subdivision Ordinance. Staff stated there are three things that would need to be changed: (1) A new paragraph between paragraphs 4 and 5, Section 6.1 on Page 21 of the Subdivision Ordinance. (2) Change to the two year policy. (3) Setting a deadline for a complete submission after the Staff Review Meeting. Staff will prepare a draft Ordinance and docket it within the next couple of months.

4. Comprehensive Plan. Mr. Raco stated the Comprehensive Plan is still in the hands of the County Commission.

5. Correspondence. Staff stated that the new Chief Planner, Roger Hunter's starting date is September 23, 2003.

Letter from Beth Haney dated August 27, 2003. It was agreed to better inform the developer at the Staff Review Meeting as to the content of the presentation.

The meeting adjourned at 8:00 p.m on September 9, 2003. A detailed transcript of this meeting can be found on Tape #94. These minutes were prepared by Sherry Cole.

