

MINUTES  
JEFFERSON COUNTY PLANNING & ZONING COMMISSION  
DECEMBER 9, 2003

The Jefferson County Planning & Zoning Commission met on Tuesday, December 9, 2003 with Arnie Dailey, President, presiding. Other Planning Commission members present were: Renny Smith, Mark Schiavone, William Lewandowski, Russell Roper, Sam Donley, Rusty Morgan and Barbara Humes. Staff members present were Paul Raco, Roger Hunter and Sherry Cole.

Rosella Kern, Richard Childs and David Mills were absent with notification. Douglas Vaira and David Kemnitzer were absent without notification.

Mr. Dailey called the meeting to order at 7:03 P.M.

Mr. Morgan motioned to accept the Minutes of the October 28, 2003 regular meeting. Ms. Smith seconded the motion which carried unanimously.

1. Declaration of violation for Ms. Katherine M. Smith of the Jefferson County Salvage Yard Ordinance for property designated as Parcel 66 on Tax Map 3 of the Harpers Ferry District as found in Deed Book 845 at Page 590. Staff stated they are in compliance. This item was withdrawn from the agenda

2. Final Plat Public Hearing for the Summit View Estates Subdivision. Mr. Dailey left the meeting room for this item. Staff recommended approval of the Final Plat with signed copies, bonding and recordation within 90 days. There was no public comment. The Public Hearing was closed. Mr. Schiavone motioned to approve the final plat. Mr. Donley seconded the motion which carried unanimously. Mr. Dailey returned to the meeting room.

3. Final Plat Public Hearing for the Tasha N. Keller Minor Subdivision, Lots 1, 2 & 3-Residue. Staff recommended approval of the Final Plat with signed copies, and recordation within 90 days. There was no public comment. The Public Hearing was closed. Mr. Donley motioned to approve the Final Plat with staff contingencies. Ms. Smith seconded the motion which carried unanimously.

4. Postponed from the November 25, 2003 meeting. Action on the Conditional Use Permit for the Uniwest Wastewater Treatment Plant. Mr. Dailey and Mr. Lewandowski left the meeting room for this item on the agenda, as they were not at the November 25, 2003 meeting. Mr. Schiavone motioned to deny the Conditional Use Permit based on incompatibility with the neighborhood. Mr. Donley seconded the motion which passed with a vote of 4 for and 1 opposed (Mr. Roper). Mr. Dailey and Mr. Lewandowski returned to the meeting room for the rest of the meeting.

5. Request by Northgate Limited Partnership/Larry Fritts for the following variances from the Jefferson County Subdivision Ordinance:

1. Advancement to the final plat stage for a proposed 2 lot subdivision (Article 6, Section 6);
2. Allow lot corners of less than 60 degrees (Article 8, Section 8.2e4).

Staff recommended approval of the two variances with both lots meeting the Zoning Review Ordinance setbacks. Ms. Smith motioned to approve advancement to the final plat stage for a proposed 2 lot subdivision. Mr. Morgan seconded the motion which carried unanimously. Ms. Smith motioned to grant the variance to allow lot corners of less than 60 degrees with staff contingencies. Mr. Donley seconded the motion which carried unanimously.

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6. Request by Matt Ridgeway on behalf of the Merryfield Estates Subdivision for a variance from the internal subdivision road requirements for Lot 7 Residue Lot. Staff recommended approval of the variance based on the fact that one lot had access before and only one will now. Mr. Donley motioned to grant the variance. Mr. Schiavone seconded the motion which carried unanimously.

7. Cancellation of December 23, 2003 meeting. Mr. Lewandowski motioned to cancel the December 23, 2003 meeting. Ms. Smith seconded the motion which carried unanimously.

8. Comprehensive Plan. Staff stated the Comprehensive Plan should be submitted at the January 13, 2004 meeting.

9. Correspondence. Letter from PSD. Appreciation card from Rosella Kern. Mr. Raco stated that he would invite Mike Lorensen to come to a meeting in January 2004 to talk about the Henry case and discuss litigation.

The meeting adjourned at 8:27 p.m. on December 9, 2003. A detailed transcript of this meeting can be found on Tapes #125. These minutes were prepared by Sherry Cole.

