

MINUTES
JEFFERSON COUNTY PLANNING & ZONING COMMISSION
JUNE 11, 2002

The Jefferson County Planning & Zoning Commission met on Tuesday, June 11, 2002, with Scott Coyle, President presiding. Other Planning Commission members present were: Rosella Kern, Arnold Dailey, David Hammer, James Gibson, Russell Roper, Dean Hockensmith, Samuel Donley, Renny Smith, Elizabeth Blake and Philip Coffey. Staff members present were Stephen Bockmiller, Roger Goodwin, and Sherry Cole.

Mark Schiavone, Chris Stiles and David Mills were absent with notification. James Gross and Douglas Vaira were absent without notification.

Mr. Coyle called the meeting to order at 7:00 p.m.

Mr. Dailey motioned to accept the Minutes of the May 28, 2002 regular meeting. Mr. Donley seconded the motion which carried unanimously.

Mr. Roper arrived at 7:02 p.m.

1. Final Plat Public Hearing for the Gap View Subdivision. Staff recommended approval of the Final Plat. There was public comment from Delores Milstead, Cheryl Huff, Paul Burke, Lee Koonce, and Fred Wells.

Ms. Smith arrived at 7:04 P.M., Ms. Blake arrived at 7:06 P.M. and Ms. Kern arrived at 7:12 P.M.

Fred Gates spoke on behalf of the developer. Mr. Donley motioned to approve the final plat with staff contingencies. Mr. Dailey seconded the motion which passed with a vote of 6 for, 2 opposed (Mr. Hammer and Ms. Smith) and one abstention (Ms. Kern).

2. Final Plat Public Hearing for the Locust Hill Subdivision, Townhouse Lots 33-55 & Residue. Staff recommended approval of the Final Plat. There was public comment from Paul Burke. Pete Kubic spoke on behalf of the applicant. Mr. Roper motioned to approve the final plat with staff contingencies. Ms. Smith seconded the motion which carried unanimously.

3. Final Plat Public Hearing for the Albrite/Casey Minor Subdivision, Lots 1 & 2-Residue. Staff recommended approval of the Final Plat. There was no public comment. Mr. Gibson motioned to approve the final plat. Ms. Kern seconded the motion which carried unanimously.

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4. Reconsideration of the final plat approval of the Locust Hill Subdivision, Lots 315-365 & Lot A Residue. Mr. Donley motioned to hold up further processing of the plat until all engineering related issues are satisfied. Ms. Kern seconded the motion. Mr. Hammer motioned to amend the motion to require the developer to submit a signed written statement stating that the matter has been resolved. The amendment failed for a lack of a second. The original motion passed with a vote of 7 for and 2 opposed (Ms. Smith and Mr. Hammer).

5. Public hearing on the unresolved issues and action on the conditional use permit for Rockwells Moving & Storage. The Staff presented the Staff Report. Mr. Hammer motioned to accept the Staff Report. Mr. Dailey seconded the motion which carried unanimously. There was public comment from James Abernathy regarding lighting. Public Hearing closed. Ms. Kern motioned to postpone action until currently issued CUP land issues were resolved. Mr. Hammer seconded the motion. Ms. Kern withdrew her motion and Mr. Hammer withdrew his second. Ed Johnson spoke on behalf of the owner, Donnie Rockwell, who also spoke on his own behalf. Ms. Kern motioned to postpone action until staff has the opportunity to review the original conditional use permit and whatever conditions were required. Mr. Hammer seconded the motion which carried unanimously.

6. Request by Alpha Associates on behalf of the Colonial Hills Subdivision to reopen the subdivision file and for an extension of time of the Community Impact Statement to allow the subdivision to move forward(Article 6 of the Jefferson County Subdivision Ordinance). Richard Klein presented the project. Ms. Smith motioned to grant the request. Mr. Hammer seconded the motion which carried unanimously.

7. Request by Alpha Associates on behalf of the Quail Ridge Subdivision, Section II for an 18 month extension of time of the conditional use permit (Article 3, Section 3.2.e of the Jefferson County Zoning and Development Review Ordinance). Mr. Hammer motioned to grant a 6 month extension. Mr. Roper seconded the motion which carried unanimously.

8. Site plan approval and issuance of the Improvement Location Permit for Summit Point Raceway. Mr. Donley motioned to approve the site plan. Mr. Hockensmith seconded the motion which carried unanimously.

9. Request by Rose Hill Estates Subdivision for a variance from the shoulder widening requirements to allow 6' wide and 800' long (Article 8, Section 8.2.a.20.e of the Jefferson County Subdivision Ordinance). Dirk Stansbury presented the project. Ms. Smith motioned to grant the variance. Mr. Hockensmith seconded the motion which carried unanimously

10. Request by Vicki Faulkner to address the Commission regarding the new by-laws. Ms. Faulkner stated that voting members violated the new by-laws at the May 28, 2002 meeting. No action was taken by the Commission.

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11. Reconsideration of the requests for additional time to provide satisfactory bacteriological water test results associated with Improvement Location Permits issued for homes served by a water well. (Article 4, Section 4 of the Jefferson County Improvement Location Permit Ordinance). The following individuals have requested an extension:

- (1) Skaidrite and John Bir #01-1121
- (2) Gerry Crispino #01-317
- (3) William E. Neal #01-1168
- (4) Paul Grestl #01-77
- (5) Brent L. Shiflett #01-785
- (6) Charlie Keeling #01-1079
- (7) Frank & Samantha Spitzer #01-779
- (8) Denver C. Bolyard #01-560
- (9) Zachary Homes # 01-1096

Ms. Smith motioned to grant an extension for the specific people listed on the agenda. Ms. Kern seconded the motion which carried unanimously.

12. Request by Misty Davidson (ILP #01-1396) and Harold Barlow (ILP # 01-883) for additional time to provide satisfactory bacteriological water results. Ms. Smith motioned to grant the extension. Ms. Kern seconded the motion which carried unanimously.

13. Comprehensive Plan. Staff expects to have the draft completed by July 17, 2002.

14. Correspondence. Letter dated 5-28-02 from County Commission to Scott Coyle was forwarded to Mike Cassell for review and a response. A response from Mr. Cassell is expected by the June 25, 2002 meeting.

Mr. Hammer asked that Mr. Coyle submit Vicki Faulkner's letter to counsel. Mr. Coyle advised that he would submit the letter to counsel.

The meeting adjourned at 8:30 p.m. A detailed transcript of this meeting can be found on Tape(s) #59. These minutes were prepared by Sherry Cole.