

PLANNING COMMISSION MEETING

MINUTES

DECEMBER 3, 2020

6:30 PM

I. CALL TO ORDER

George calls the December 3, 2020 Planning Commission to order at 6:30 PM

II. ROLL CALL

George - Present

Brydgett - Present

Rob - Present

Don - Present

Kristin - Present

III. APPROVAL OF AGENDA

- i. Don motions to approve the agenda. Brydgett seconds. All in favor. Motion carried.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

- i. Kristin motions to approve the November 5, 2020 meeting minutes. Brydgett seconds. All in favor. Motion carried.

V. DISCUSSION ITEMS

1. Jake Cummings Preliminary Short Plat Approval

- i. Jake has added to the drawings like Amy had asked, and from Dianne's understanding, that makes the application complete. The streets, alleys and sidewalk accesses what he had to add to the drawing. Dianne doesn't believe that he would need to provide street lighting because there is already lighting available on that street.
- ii. Kristin is concerned that the process is not being done correctly with the Health Department. Dianne explains that the Department of Health does not have to approve the short plats because they are within city limits. The Department of Health does not approve lot size, also a Town decision, they only approve the septic system.
- iii. Discussion was had on plat size and lot size.
- iv. Kristin is concerned that in the future, that these approvals will cause issues with future lot divisions because they are all so different.
- v. There are original lots in the town, and if they went down to the county and paid the fee, they could potentially get approval for a septic and be able to build on smaller lots. The Town cannot deny someone legal use of their property once they have gotten the approval.
- vi. Amy is ready to approve his preliminarily application and start on the final. He has already provided the changes that needed to be made.

2. Kyles Short Plat

- i. Rob asks if the property with the House will stay grandfathered as residential within a light industrial zone and if the other parcel would still be light industrial. Dianne explains that yes, that is how it would split. He would not need to get an exception for the parcel that will have the house.
- ii. Brydgett would like to know how he is accessing the second property. The access would be along the side of his property, the parcel with the house.
- iii. Amy is ready to approve the short plat as long as the commission is ready.
- iv. Dan asks if Rob knows what ingress and egress is out by his property which is close to the Kyles's property. Rob explains that he has access from Railroad. Amy points out that it has been granted, by the landowner, to the second lot. Kyles has granted easement from his original easement to the second property.
- v. Brydgett motions to approve short plat. Don seconds. All in favor. Rob abstains. Motion carried.

### 3. Wireless Communications Devices – Title 17 & Title 12

- i. Dianne had forwarded on all the questions and concerns the planning commission had and the lawyer was able to incorporate it all in the language of the chapter. Once they approve, the commission has to be recommended to Council.
- ii. George wants to make sure some language and names that had been left behind from pulling from other City's language is changed or removed. Dianne has made those changes.
- iii. George would like more detail on the power of the transmitting devices. Dianne is unsure if should be in the code or if it needs to be a part of the application process. George agrees that that needs to be part of the application process.
- iv. Kristin would like to know if there is a separate document for the application or if it has not been created yet. Dianne states that it has not been created yet.
- v. Kristin motions to approve changes and recommendations to send to council. Don seconds. All in favor. Motion carried.

## VI. VISITORS

## VII. ADJOURN

George adjourns the meeting December 3, 2020 Meeting at 7:15 PM

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George Winters, Chair

ATTEST:

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Dianne Allen, Clerk/Treasurer