

Minutes of Planning and Zoning  
Commission

27 August 2020

Meeting called to order at 7:00 PM by Brandon Gout, acting chairperson.

Roll Call: Ted Haynes, Chris Dever, Brandon Gout. JaNeel Nielsen was absent due to an ambulance call a few minutes ago.

Others in attendance: Curt Smith, Brad Knight, and Cristina Dever.

Brandon brought up the idea that we need to change the fence ordinance. Many people have complained that a 3ft. fence is inadequate to keep deer out of their yards. Since it seems that the 3ft. requirement is intended to make sure that there is good visibility at corners and egress from properties, it would make sense to allow taller fences as long as there is visibility through the fence at these areas. Chris Dever agreed to look at alternatives and bring some proposals back to the commission at the next meeting.

Lois Barney has ask that frontage requirements be adopted to allow building on smaller lots. Since it is not necessary to have 80 ft. frontage to meet set back requirements, why do we need that in our ordinance? The commission decided that frontage and set back requirements need to be addressed since

there are many "orphaned" pieces of property in town because this was not in effect when the town was settled.

It was motioned by Chris Dever, second by Ted Haynes to send the Lois Barney issue on to the city council with a recommendation that the council decide how to deal with this issue. Motion carried. Brad Knight addressed the commission and stated that he and Curt Smith were working towards purchasing the property from the eastern city limits to the old lime quarry with the intent of building a community there. They would like to annex that area into the city and wanted to get the feel from the commission and the community before making a commitment. They presented a video of the plans and gave each member a paper copy of the video contents. Paper copy is attached to these minutes. All three planning commission members present were in favor of moving forward, but there are still questions that need to be addressed. Mr. Knight told them that they haven't moved forward to have the property surveyed because they wanted to get a feel from the commission before expending that much money. Commission members expressed interest in working with them. They also know that they need to notify adjacent property owners and hold a public hearing before this can happen. Chris Dever had a prepared list of questions that he presented. Copy of the questions is attached. Mr.

Knight agreed to present written answers to the questions for the next meeting. The commission and Mr. Knight and Mr. Smith agreed that they would need to meet more often than once per month in order to keep this moving. They each agreed to look into what needed to be done next and keep in touch via email to set up meetings as needed.

Motion to adjourn by Chris Dever, second Ted Haynes, motion carried, meeting adjourned at 8:50 PM.