

**Plain City Planning Commission**  
**Minutes of Meeting**  
**26 June 2008**

The Plain City Planning Commission convened in a meeting on Thursday, the 26<sup>th</sup> of June 2008, in the Council Chambers of the Plain City Hall at 7:00 pm.

Present showed the following:

Chairwoman: Artie Pearce  
Vice Chairman: Brandon Stokes  
Members: Bob Spencer (excused)  
Buddy Sadler  
Jarod Maw  
Alternate: Robert Seager  
Staff: Kathy Hancock

Also present: Council member LaFray Kelley, Mayor Jay Jenkins, Carl Miller, Carolyn Judkins, and Amy Albrecht. Chairman Pearce conducted the meeting and Mr. Sadler gave the invocation.

**Discussion – July 10<sup>th</sup> Agenda**

Carolyn Judkins would like to have a consolidation of parcels. Mrs. Judkins explained that she has three non-conforming lots. A small house with 50 foot of frontage and 24,500 sq. ft., a 28 foot frontage with 35,621sq. ft. and another house with 9,625 sq. ft. Mrs. Judkins would like to split the 28 ft. frontage with the other lots and give 10 ft. to the 77 ft. frontage lot and add 75 ft to the back making it 87ft X 200 ft. and 18 ft to the 50 ft. frontage and add the rest of the property from the 28ft frontage lot. This would do away with the 28 ft frontage lot. A concern is the larger home is only 3 ft. off of the property line and by adding 10 ft it will make the water drain onto their property instead of the neighbors property. The commission discussed the options. It was discussed having the 77 ft. frontage lot changed to 100 ft. The concern is it may be into the house on the 50 ft. frontage lot. No matter what the options are there will still be at least one nonconforming lot. The commission think it would be better to have two nonconforming lots than three. Since there are existing homes, the 50 ft. frontage lot could be 55 ft. and the other house conforming with 100 ft. frontage. The other lot would be considered a flag lot, but no new flag lot would be created because there is an existing flag lot. With the other option of having 68 ft. and 87 ft., a road could possibly be put in. The concern with a road is the houses may not meet the sideyard setbacks. The commission suggested Mrs. Judkins have it surveyed. The commission would like to look at the property and see which way they would rather go. The commission asked Mrs. Judkins to show on the plat where the Gary Cook house is located on his lot to see if a street could go in there. The commission suggested having it surveyed now and having the plat drawn up after talking to the commission. The commission reviewed what else would be on the next meeting.

**Discussion - Motion – Amendment to the Zoning Ordinance – kennels and catteries**

The commission discussed having kennels in subdivisions. The concern is there are so many coming in on ½ acre lots. The commission liked the idea of taking it out of the RE-15 and RE-20 zones. Kennels are not feasible on 1/3 acre lots. If it is staying in the RE-20 zone there needs to be more details in the ordinance. Some feel a kennel needs to be strictly for businesses. With a business a building with a cement floor could be required to house the dogs at night. Most of the kennels coming in are for people that don't want to get rid of their pets and just want to keep more than allowed until the dogs pass away. Dog owners need to take the responsibility to check the ordinances before they move into the city so they are in compliance. Mr. Maw had checked into kennels. The AKC shows 50 sq. ft. for outdoor kennels and 25 sq. ft. for inside. Mr. Seager mentioned his most popular kennel being sold is 6X12. Kennels in clinics are 24 sq. ft. and they are short term kennels. Cat kennels are about half the size as dog kennels. The commission would like size and facility requirements spelled out in the ordinance. Mr. Maw will get some kennel ordinances from other cities. The commission questioned whether they need to address these upcoming kennels according to the proposed ordinance changes or they have to go by the existing ordinance. Kathy will contact the attorney. It was discussed only allowing kennels in the commercial zone and not in any residential zones. The commission decided to still recommend the kennel and cattery ordinance draft with no kennels or catteries allowed in the RE-15 and RE-20 zone. The commission would like to work on the whole animal ordinance this fall. The commission reviewed the draft ordinance. **Mr. Sadler moved to recommend to the City Council the draft kennel and cattery ordinance with the changes. Mr. Stokes seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried.**

**Discussion - Motion – Lot Line Adjustments/Consolidation of Parcels Ordinance**

The commission reviewed the lot line adjustment and consolidation of parcels draft. The commission would still like 24X36 plats so they can measure setbacks. The commission would like the ordinance after vacation of plat in the ordinance. 11-2-12 is reserved and might be able to be used. If not, the numbers all need to be changed so it comes after vacation of plat.

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**Mr. Maw moved to recommend the lot line adjustment and consolidation of parcels ordinance to City Council with the changes as discussed. Mr. Sadler seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried.**

**Discussion - Motion – Amendment to the Subdivision Ordinance- flag lots**

The commission would like to keep the flag lot ordinance for those lots that can't be built on any other way. The commission doesn't want flag lots just because the owner wants to make more money by having a flag lot instead of subdividing. With a conditional use permit conditions can be set, but with a variance they can't. The commission discussed how and when improvements should be done. The commission would like the construction of the stem landscaping and improvements done before occupancy is issued. The ordinance to read at the end of paragraph C: "construction of the stem landscaping and improvements shall be completed prior to issuance of occupancy permit". Paragraph D to say: "a 50 foot radius asphalt or cement turnaround shall be required at the end of the stem. The asphalt or cement shall meet Plain City Public Work Standards." The stem asphalt or cement will also need to say to Plain City Public Works Standards. **Mr. Stokes moved to recommend to City Council the amendment to the subdivision ordinance concerning flag lots as modified. Mr. Sadler seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried.**

**Discussion – Motion – Amendment to the Subdivision Ordinance – Culinary water and Secondary water**

Mayor Jenkins explained the concerns. There are problems with wells and private systems in the area. If the ordinance specified which companies are allowed it might help. If someone wants there own personal system they would have to get it approved and have a guarantee that it will work. The approved water districts for culinary would be Bona Vista and Warren-West Warren and the secondary would be Pineview and Mt View Irrigation. The commission decided to change Bona Vista to "approved water improvement standards" under section 11-5-6 A. 1-3, and add "4. The approved water districts for Plain City are as follows: Bona Vista or Warren-West Warren water districts." Under 11-5-7 Add "through Pineview or Mt. View Irrigation" after subdivision. Remove pressurized secondary irrigation system sentence. **Mr. Sadler moved to recommend to the City Council the amendment to the Subdivision Ordinance concerning Water Facilities on to the City Council as discussed. Mr. Maw seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried.**

**Approval of minutes – 12<sup>th</sup> June 2008**

**Mr. Seager moved to approve the minutes of June 12, 2008 as written. Mr. Maw seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried. Mr. Sadler and Mr. Stokes weren't present but voted.**

**Report from City Council - Seager**

The City Council approved the minutes, addressed comments concerning speeding on 4400 W, approved recycling cans, approved the 2008 budget adjustments and the 2009 budget, approved \$20,000 engineering for sewer facilities, repairing the bleachers, the playground equipment should be going in soon, canceled the July 3<sup>rd</sup> meeting, approved warrants, discussed flooding on North PC Rd., received bid for batting cage, didn't get sidewalk grant, a grant has been received to update signs, tickets for the circus will be sold on the 4<sup>th</sup> with a float to promote it, and trying to deal with the graffiti on the park restrooms.

**Schedule for Attending the City Council Meeting**

<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Stokes</u>	<u>Maw</u>	<u>Seager</u>
	Aug 7	Aug 21	Sept 4	Sept 18	Oct 2
Oct 16	Nov 6	Nov 20	Dec 4	Dec 18	

**Mr. Stokes moved to adjourn at 9:25 pm. Mr. Sadler seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried.**

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Planning Commission Chair

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Planning Commission Secretary