

Plain City Planning Commission
Minutes of Meeting
28 August 2008

The Plain City Planning Commission convened in a meeting on Thursday, the 28th of August 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: Buddy Sadler
Jarod Maw
Alternate: Robert Seager
Staff: Kathy Hancock

Also present: Council member Beth Koford. Chairman Pearce conducted the meeting and Mr. Stokes gave the invocation.

Motion – Leave for Fieldtrip to the Karen Stone property located at 2732 W 1800 N.

Mr. Sadler moved to leave for a fieldtrip to the Karen Stone property located at 2732 W 1800 N. Mr. Stokes seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried.

The commission left at 7:10 p.m. The commission discussed the Stone property. There is a railroad tie under the gate to close in the gap under the fence. The backyard is fenced with a 50% privacy vinyl fence. There is lattice along the bottom of the fence on the sides that is buried in the ground varying from a couple of inches deep. The back fence touches the ground with dirt and sod pushed up against it. There is only one gate to the back yard and a lock is kept on it. There is a concern that the house on the lot to the west is fairly close to the fence because it is a corner lot. There are bushes and trees around the property, but the commission didn't feel that many of them would be disturbed if a mow strip is required. The yard maintenance guy comes every Friday. The commission would like to see something better than a railroad tie at the gate and at least a mow strip or lattice along the back fence. The commission returned to City Hall at 7:40 p.m.

Motion – convene in regular meeting

Mr. Sadler moved to convene in a regular meeting. Mr. Stokes seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried.

Discussion - Motion – Amendment to the Zoning Ordinance – Animal Ordinance, kennels & catteries

The commission discussed kennels. At the last meeting the City Council didn't like not allowing kennel and catteries in RE-20 and Re-15 zones. They would rather the commission look at the acreage. The commission mentioned that this is only a quick fix until a new ordinance is written allowing it on acre lots. Another concern is only allowing it for business purposes. The commission discussed having two different ordinances allowing for commercial and personal kennels. Mr. Maw mentioned that in looking at different ordinances it is not distinguished between personal and commercial. The ones he found are for commercial. Mr. Maw read a definition of a dog kennel for business purposes. The definition even includes stock herding. He also read one for the cattery definition. The definition needs to be changed under 10-2-1 and 5-1-1. It was suggested if personal use dogs are allowed then conditions need to be spelled out in the ordinance so they know ahead of time what will be required. Having conditions spelled out for a business also needs to be included. It could also say and other conditions as set by the commission or city. A fee to the city could also be required so inspection fees are paid for. Some of the conditions could include a privacy fence with a mow strip, indoor kennels and outdoor kennels, and outside hours are limited. These need to be addressed under 5-1-3E. A cap needs to be put on how many dogs incase someone comes in with 10 acres of property. Some of the items are covered under the present ordinance. Kathy will type up the changes to be reviewed at the next work meeting. Most of the time, if someone has more than three dogs, they are going to sell puppies in that case they would need a business license. It was suggested getting surrounding cities dog kennel ordinances. It was also suggested defining what a small animal is. Mr. Maw mentioned that the ordinances he found didn't identify animal sizes. Right now someone can have 3 dogs, two horses plus other animals on a ½ acre lot.

The commission discussed horses, mules, llamas and donkeys under the definition 10-2-1. Right now two horses are allowed on a ½ acre or 20,000 sq. ft. The concern is with a house that doesn't leave much room for two horses. There was a comment that horses don't do well alone. Acreage may need to be looked at instead of zones. The setback ordinance was looked at for animals. In most cases corner lots can't have animals and some ½ acre lots can't either. The other concern is the animals also have to share that square footage with a barn. Maybe square footage needs to be considered when looking at large animals. The city may want to require something like 15,000 sq. ft. just for the animals and barn. Surrounding cities animal ordinances need to be obtained to see what they require. Mr. Sadler will try to get Farr West and Harrisville animal ordinances. **Mr. Sadler moved to table the motion until the next work meeting so more information can received and studied. Mr. Seager seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried.**

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Discussion – Amendment to the Subdivision Ordinance – Underground Detention Ponds

Mr. Stokes found some information and gave it to the commission concerning underground detention ponds. The upfront cost would be more because piping and trenching costs. The ponds could be used as parks, parking lots or grassy areas. If they are part of a lot there would need to be an easement and the owners would need to know they can only plant grass and not change anything. These ponds would be safer. The commission discussed the information they received. There is more maintenance with these systems. The sediment has to be cleaned out of the filters. Manholes will be required. There would have to be a trash infiltration system and it would have to be cleaned out. The information mentions they have to be cleaned out about every quarter. The maintenance cost could be required upfront with a per lot fee. The commission would like Brad Jensen to review this information and meet with the commission at the next work meeting. In the future the city may have to own a truck to work on the sewer system, that truck could also maintain the ponds. The standards would have to be spelled out so all of the ponds are the same. Kathy is to contact Brad Jensen and send him the information.

Discussion – September 11, 2008 agenda

Karen Stone – Dog Kennel: The commission is concerned about the fence only being 50% privacy and fingers going through it. It was suggested having her put lattice all the way around the inside of her fence to the second run for more privacy and to keep fingers out. If a mow strip is required very sprinklers or plants would have to be moved. The commission discussed requiring a mow strip put in all the way around the yard under the fence within 1” of the bottom run, a mow strip under the gate where the post rests on it, 1” lattice all the way around on the inside of the fence for safety to the second run, when two dogs die or home is sold the permit is null-in-void, an outside 50 sq. ft. dog kennel with cement because of the size of the big dog, **Universal Estates #2:** Brad Jensen will have a new letter for the next meeting. **Vahid Sadeghi – Old Elementary School:** The concern is the asbestos. It is zoned residential and should fall under the C-1 zone if rezoned. The commission looked at the zoning map; it has C-2 by it. **Steve Lund - Lot Line Adjustment:** The house locations need to be shown. **Flag Lot:** It would have to be subdivided.

Approval of minutes – August 14 2008

Mr. Maw moved to approve the minutes of August 14, 2008 as corrected, correction to add “Mayor” Papageorge. Mr. Stokes seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried.

Report from City Council - Maw

Discussed the amendment to the zoning ordinance for kennels and catteries, for site plan reviews would like digital files, public hearing set for September 18th for the Brown property, score board approved for the football field, press box has been donated and the power is being bid, a leisure service director is being hired, recycling cans have been delivered, airstrip for the mosquito abatement might be demolished, a crossing guard hired, a sidewalk grant has been received for 3600 W and 1975 N, a playground equipment for Lee Olsen park has been approved, \$1,000 was made on the circus, and they are selling the property south of the Lions Club Park.

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>
	Oct 16	Nov 6	Nov 20	Dec 4	Oct 2
Sept 18	Dec 18				

Commission: Mr. Stokes won't be to the September 11th meeting. The Fox and Hunters Run Subdivisions were discussed. There is concern with the property in front of the Fox subdivision and the sidewalk for the Hunters Run subdivision.

Mr. Seager moved to adjourn at 9:45 pm. Chairwoman Pearce seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried.

Planning Commission Chair

Planning Commission Secretary