

**Plain City Planning Commission  
Minutes of Meeting  
23 October 2008**

The Plain City Planning Commission convened in a meeting on Thursday, the 23<sup>rd</sup> of October 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

Bob Spencer (arrived at 7:40 p.m.)

Alternate: Robert Seager

Staff: Kathy Hancock

Also present: Council member LaFray Kelley, Lloyd Watson, and Dennis Brown. Chairman Pearce conducted the meeting and Mr. Stokes gave the invocation.

**Set Public Hearing – Browns Subdivision – November 13, 2008**

**Mr. Stokes moved to set a public hearing for the Browns Subdivision on November 13<sup>th</sup>. Mr. Maw seconded the motion. Vote: Mr. Seager, Mr. Sadler, Chairwoman Pearce, Mr. Stokes, and Mr. Maw all ayes. Motion carried.**

**Public Comments:**

Mr. Lloyd Watson would like to put a modular home on his lot and then tear down his old house. Originally it was subdivided into 3 lots, but he had lot 1 and 2 combined. The existing home is old and isn't very safe. Mr. Watson showed the commission an original plat from when the lots were subdivided. The old house sits in the corner where lot 2 originally was. The old home is about 900 sq. ft. and faces 4575 W. There is a small root cellar under the house and an attic. The attic isn't very safe and has had to be reinforced. Mr. Watson doesn't know when the original home was built, but the original plat says 1894. There is a shed in the corner of where lot 1 was. The shed is 20'X30'. There is approximately 113 feet between the house and the shed, where he would like to put the modular home. Mr. Watson explained that he would like to get permission to start the process. He meets with someone at the bank tomorrow. He would like to have the house on the lot by January. The commission recommended Mr. Watson get the property surveyed and get a plat showing where the existing structures are. There may have to be an escrow set up to tear the old house down. Mr. Watson would have that money included in the construction loan for the house. A deferral agreement for curb, gutter, and sidewalk would need to be signed.

**Discussion - Motion – Amendment to the Zoning Ordinance – Animal Ordinance, Kennels & Catteries & Livestock**

The commission discussed the draft livestock ordinance. Parcels that are under ¾ acre need to be specified. The commission discussed removing swine from all sections of the ordinance. The definitions will remain the same except swine will be removed and it will note excluding swine. Mr. Spencer arrived. The commission would like to add alpacas, ponies, miniature horses under the large animal section. The commission discussed allowing food production on ¼ acre lots. There is a concern that it impacts neighbors when flies take over. The nuisance section takes care of that. Mink and buffalo also need to be excluded. Family Food production needs to be changed to a true ¾ acre. On the Kennel and Cattery section all of the kennels need to be 6 feet tall. Waste material needs to be collected outside the runs and disposed of daily. No motion was needed at this time. Secretary Hancock is to type up the changes for approval at the next meeting.

**Discussion – Motion – Amendment to the Zoning Ordinance – Permitted Uses in Residential Zones**

The commission didn't discuss this at this time.

**November 13<sup>th</sup> agenda**

The items on the next agenda are the Browns public hearing, preliminary and final approval, the development agreement for Fourmile Parkway, the lot line adjustment for Plain City, and the amendment to the zoning and police regulations ordinances.

**Comments:**

Chairwoman Pearce mentioned that Lorna Hoffman contacted her. She read the minutes when approval was granted from 2002. It was noted that it was not buildable at that time. At the time, the remainder parcel was owned by Darrell Christensen.

**Report from City Council – Seager**

The emergency plan was discussed, the pioneer park proposal was discussed, licenses and warrants were approved, and a sound equipment trailer was purchased.

**Approval of minutes – October 9, 2008**

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**Mr. Maw moved to approve the minutes of October 9, 2008 as written. Mr. Spencer seconded the motion. Vote: Mr. Sadler, Mr. Spencer, Chairwoman Pearce, Mr. Stokes, and Mr. Maw all ayes. Motion carried.**

**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>
	Nov 6	Nov 20 Dec 4	Dec 18 (if held)		

**Mr. Sadler moved to adjourn at 8:45 pm. Mr. Stokes seconded the motion. Vote: Mr. Sadler, Mr. Spencer, Chairwoman Pearce, Mr. Stokes and Mr. Maw all ayes. Motion carried.**

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Planning Commission Chair

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Planning Commission Secretary