

**Plain City Planning Commission**  
**Minutes of Meeting**  
**23 July 2009**

The Plain City Planning Commission convened in a meeting on Thursday, the 23<sup>rd</sup> of July 2009, in the Council Chambers of the Plain City Hall at 7:05 pm.

Present showed the following:

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

Also present: Craig Call, Janine Call, Archie Skeen, Wesley Gordon, and Sterling Bailey. Chairman Pearce conducted the meeting and gave the invocation.

**Public Hearing – Land Use Ordinance**

**Mr. Maw moved to convene in a public hearing. Mr. Seager seconded the motion. Vote: Mr. Seager, Chairwoman Pearce, Mr. Maw, and Mr. Neil all ayes. Motion Carried.** It was noted that this ordinance is part of the zoning ordinance. Mr. Craig Call who has been helping the city with this ordinance explained that he is a member of the Friends of Plain City. They drafted this ordinance to help the city. This ordinance changes permitted uses to a conditional use permit for group homes, utility lines, schools, churches, etc. and allows the city to discuss the proposal and work out any negative aspects. It also lets the public be involved.

There were no public comments. **Mr. Seager moved to go out of the public hearing and reconvene in a regular meeting. Mr. Maw seconded the motion. Vote: Mr. Seager, Chairwoman Pearce, Mr. Maw and Mr. Neil all ayes. Motion carried.**

**Motion – Land Use Ordinance**

The commission likes the ordinance. The definitions need to be added. The commission asked Mr. Call to recommend some definitions. The commission decided that the ordinance can be recommended onto the City Council with the definitions from Craig Call. The commission will have a chance to review the definitions before the City Council holds the public hearing and make changes if they feel necessary. **Mr. Neil recommended the Land Use Ordinance to the City Council with the stipulation that under 10-2-1 the definitions are identified and defined. Mr. Maw seconded the motion. Vote: Mr. Seager, Chairman Pearce, Mr. Maw, and Mr. Neil all ayes. Motion carried.**

**Set Public Hearing – Forever Young Subdivision – 2 lot Approx. 4730 W 2200 N – August 13, 2009**

The commission reviewed the plat. There are a few concerns. It was decided to set a public hearing and the Preliminary and Final Approval can be put on the agenda later if necessary until the concerns are worked out. **Mr. Maw moved set a public hearing on August 13th, for Forever Young Subdivision located at approximately 4730 W 2200 N. Mr. Seager seconded the motion. Vote: Mr. Seager, Chairwoman Pearce, Mr. Maw and Mr. Neil all ayes. Motion carried.**

**Discussion – Temporary House Trailer Use**

Chairwoman Pearce mentioned that she looked through the ordinance and couldn't find anything. It talks about homes going on foundations. Paragraph D does mention travel trailers. She thought the ordinance is for living in the trailer year round. If that is not what it means, kids or parents that come to visit and there isn't enough room in the house, could be in violation if they stay in the trailer. It was mentioned that even if kids spend the night in a trailer they could be in violation. The commission thinks the main issue with the Baileys is being connected to the sewer all of the time. By being hooked up to the sewer it is similar to two houses on one lot. If they're going to have a second sewer connection the \$3900 connection fees need to be paid. The commission doesn't see a problem staying in the trailer for a week at a time, but being connected to the sewer all of the time is a problem. The commission didn't see a problem with being connected to the water or power. The commission recommended pulling the trailer out to be dumped at an RV dump. The commission recommended that the trailer is unhooked from the sewer by Monday the 27<sup>th</sup> of July. The commission will let Officer Cragun know they are still reviewing it.

There is an exception in the ordinance (9-3-6). The Baileys would have to write a letter to the Building Inspector. If he is in favor he will present it to the City Council for an exception. The commission recommended that the Baileys disconnect the connection to the sewer and write a letter to the building inspector.

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The commission discussed the motor home definition. The commission would like to look at the definitions and address staying in trailers and having a time limit to do so. Some cities are no longer allowing trailers to be parked in front of the house. The commission might want to address this also.

**Approval of minutes – June 25, 2009 and July 9, 2009**

**Mr. Seager moved to approve the minutes of June 25, 2009 as written, and the minutes of July 9, 2009 as discussed. Mr. Maw seconded the motion. Vote: Mr. Seager, Chairman Pearce, Mr. Maw, and Mr. Neil all ayes. Motion carried.** Mr. Maw noted that he voted but was not at the meeting.

**Public Comments:**

No Public Comments

**Discussion – August 13<sup>th</sup> agenda**

The commission discussed the Universal Estates #2 subdivision.

**Report from City Council – Pearce**

There was no report.

**Commission Comments:**

Mr. Neil presented pictures of the street signs in the Stillcreek Village PRUD. Stillcreek may have been approved with names before the Fire Department mentioned the safety issue. For emergency reasons, the street numbers need to be larger than street names. Most street names have been removed in subdivisions except Stillcreek PRUD Subdivision.

Mr. Maw mentioned the Friends of Plain City that are trying to get ideas to spur interest in the downtown area. There are some good ideas but it will be a long drawn out process.

**Schedule for Attending the City Council Meeting**

<u>Pearce</u>	<u>Spencer</u>	<u>Sadler</u>	<u>Maw</u>	<u>Seager</u>	<u>Neil</u>
		Aug 20	Sept 3	Sept 17	Oct 1
Oct 15	Nov 5	Nov 19	Dec 3	Dec 17 (if held)	

**Mr. Maw moved to adjourn at 8:15 pm. Mr. Seager seconded the motion. Vote: Mr. Seager, Chairman Pearce, Mr. Maw, and Mr. Neil all ayes. Motion carried.**

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Planning Commission Chair

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Planning Commission Secretary