

# **MUNICIPAL PLANNING COMMISSION**

## **WORK SESSION MINUTES**

January 10, 2023, at 5:30 p.m.

**Brandon Butler, Chairman**  
**Mike Anderson**  
**Salvatore Cali**  
**David Magner**  
**Chris McDonald, 2<sup>nd</sup> Secretary**

**Lisa Anderson, Mayor**  
**Emilee Senyard, Vice Chair**  
**Hayley Schulist, 1<sup>st</sup> Secretary**  
**LaRhonda Williams**

**Staff Present:** City Manager Tom Daugherty, City Recorder Rachel Jones, Assistant City Engineer Sarah Totty, Attorney Jennifer Foster, Planning Director Micah Sullivan, City Engineer Kevin Blackburn

Mr. Sullivan called the meeting to order at 5:39 p.m.

|                | Present | Absent |                      |
|----------------|---------|--------|----------------------|
| Mayor Anderson | x       | _____  |                      |
| Mr. Anderson   | _____   | x      |                      |
| Mr. Butler     | x       | _____  |                      |
| Mr. Cali       | x       | _____  |                      |
| Mr. Magner     | x       | _____  | arrival at 5:59 p.m. |
| Mr. McDonald   | x       | _____  |                      |
| Mrs. Schulist  | x       | _____  |                      |
| Ms. Senyard    | x       | _____  |                      |
| Ms. Williams   | _____   | x      |                      |

### **Zoning Ordinance**

Ms. Totty started the work session by going over the plan for the new zoning ordinance. She encouraged questions from the citizens and PC members. She stated the formal adoption of the zoning ordinance by the Planning Commission is set for February's meeting. Mr. Butler asked if there would be a public discussion/workshop prior to the adoption on the zoning ordinance. Mr. Sullivan stated that the workshop would be scheduled after the adoption by the PC but before the adoption by the BOC. Mr. McDonald asked what the process is for making a change to the zoning ordinance once it has been adopted. Mr. Sullivan responded by saying the PC would recommend the change and it would be voted on by the BOC.

Ms. Totty went over what changes had been made since putting out the new zoning ordinance to PC and BOC members for review.

- Added "if a property is to be zoned" Planned Unit Development", the zoning application shall not be submitted until said property is annexed into the city.
- Added a maximum of two food trucks are allowed on lots of less than half an acre, three food trucks are allowed on lots between half acre and one acre, and a maximum of four food trucks are allowed on lots greater than one acre.
- Added a maximum of two transient restaurant establishments are permitted on agricultural and residential districts.

- Added when five or more transient restaurant services are proposed on a single parcel, a transient restaurant event permit shall be requested and subsequently approved or denied by the Board of Zoning Appeals. Transient event lot sizes shall be presented to the Board of Zoning Appeals at the time of submittal.
- Question for the removal of flag lots – will be changed when the Subdivision Regs go out for review
- Request made to change the garage setback of 50' to 45' in RS-20 and RD.
- Removed "piped irrigation shall be provided for perimeter landscaping.
- Amenity requirement – a starting number of 10 lots has been added.  
Additional discussion by Butler, Senyard, Schulist & McDonald on amenities and how many units trigger those amenities.
- Added provision for fencing – Fencing in all Commercial and Industrial zones shall be a maximum of eight feet in height and shall be placed outside of Public, Utility, and Drainage Easements and open drainage areas. In all zoning districts razor wire shall be prohibited. Fencing in all Residential zones shall be a maximum of six feet in height and shall be placed outside of Public, Utility, and Drainage Easements and open drainage areas. In any instance where barbed wire is proposed, four-foot landscape buffer must be provided along the exterior of the fence.

Work Session closed at 6:07 p.m.