

PLANNING AND ZONING COMMISSION
MINUTES OF MONDAY, FEBRUARY 12, 2024, 5:30 P.M.
SPECIAL MEETING MINUTES – WORK SESSION

ATTENDANCE: Members present: George Stutzman, Kelsey Winsky and Debra Rasmusson. Travis Brown and Chairperson Charna Williams were absent with notification.

Also Present: Zoning Secretary; Julie Stutzman.

Others Present: Sharon Hanna, and Zacharia Hanna.

CALL TO ORDER: At 5:30 p.m. Commission member Rasmusson called the meeting to order and roll of the board was taken.

UNFINISHED BUSINESS:

- *WORK SESSION WITH RUSS EWY - ZONING REGULATIONS:* The commission reviewed and discussed areas of change and concern with Mr. Ewy which included:

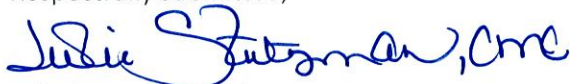
- Bulk regulations (setbacks, lot areas and minimum lot widths);
- Section 18 removed and labeled as Appendix A in the back of the regulations;
- Pavement standards for parking lot areas, materials, and requirements;
- Residential driveway which allowed for standard driveway to match paving standard of street, special exception for non-asphalt or non-concrete surface for access drives;
- Fence regulations with specific materials specified;
- Manufactured and mobile home references added/corrected;
- Suggested adding a definition for non-traditional structures for the purpose of creating a residence through a Conditional Use Permit Application;
- Dog pen regulation and definition, proposed creating a new permit category for animal enclosures;
- Zoning Administrator issue permits for fence and animal enclosures;
- Zoning Occupancy Certificates;
- Lot Splits and proposed eliminating notification requirements unless there are specific concerns and cited that some cities approve lot splits administratively;
- Appeal processes;
- Zoning Map updates provided to Mr. Ewy;
- Requested definition of all-weather surface;
- Removing Norwich and changing to Lyndon.

Updated regulations will be emailed to commission members as well as the Zoning Administrator.

After discussion, target date for public hearing and recommendation to the City Council for approval of the zoning regulations at the April 1, 2024 meeting.

ADJOURN: G. Stutzman made the motion to adjourn to March 4, 2024 at 5:30 p.m. for Regular Meeting. Winsky seconded; motion carried.

Respectfully submitted,



Julie Stutzman, CMC

City Clerk/Zoning Secretary

Passed by the Planning and Zoning Commission on April 1, 2024.