

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
August 1, 2017

Members Present

Mike Garren, Sec.
Bob Lovingood, Mayor
Harold Davis
Tom Sundstrom
Jennifer Wiggins

Members Absent

Allen Cansler, Chair

Others Present

Ruth Viergutz Hawk, Planner

CALL TO ORDER AND APPROVAL OF MINUTES

Commissioner Garren called the meeting to order at 6:01 p.m. Commissioner Davis moved to approve the minutes of June 6, 2017. Mayor Lovingood seconded the motion and the motion passed unanimously.

AMENDMENT TO THE TEXT OF THE VONORE ZONING ORDINANCE, CHAPTER 2, SECTION 11-204. DEFINITIONS, TO ADD NEW TERMS; CHAPTER 3, SECTION 11-309. OFF-STREET AUTOMOBILE STORAGE, TO ADD NEW USES AND MINIMUM PARKING LOT SITE DESIGN CRITERIA; CHAPTER 4, SECTIONS 11-401 THROUGH 11-411, TO AMEND THE PERMITTED USES AND AREA REQUIREMENTS WITHIN EACH ZONING DISTRICT; AND CHAPTER 6, SECTION 11-609, TO AMEND THE MINIMUM SITE PLAN REQUIREMENTS

Staff presented the following ordinances:

- Ordinance No. 17-04: An Ordinance Amending the Text of the Zoning Ordinance, Chapter 2. Zoning Code, Section 11-204. Definitions, to add new definitions;
- Ordinance No. 17-05: An Ordinance Amending the Text of the Zoning Ordinance, Chapter 3. General Provisions, Section 11-309. Off-Street Automobile Storage, to Establish Minimum Parking Lot Design Standards and Add New Parking Requirements;
- Ordinance No. 17-06: An Ordinance Amending the Text of the Zoning Ordinance, Chapter 4. Zoning Districts, Sections 11-404. Through 11-411., to Amend the Permitted Uses and Area Requirements Within Each Zoning District; and
- Ordinance No. 17-07: An Ordinance Amending the Text of the Zoning Ordinance, Chapter 6. Supplementary Regulations Applying to A Specific, To Several, Or To All Districts, Section 11-609. Site Plan Regulations, To Amend The Site Plan Submittal Requirements.

A general discussion followed. Commissioner Davis moved to recommend approval of Ordinance No. 17-04, Ordinance No. 17-05, Ordinance No. 17-06, and Ordinance No. 17-07 to the Board of Mayor and Aldermen. Mayor Lovingood seconded the motion and the motion passed unanimously.

DISCUSSION OF AMENDMENTS TO APPROVED SITE PLAN FOR THE PARTS STORE, 899 HWY 411, PARCEL 015.05, MONROE COUNTY TAX MAP 028, ZONED C-3, 1 ACRE, LOCATED ON THE SOUTH SIDE OF THE HWY 411 JUST EAST OF THE SLOAN CENTER

The site plan for The Parts Store was approved by the planning commission. In doing the field inspection of the site, staff approved several changes in the field, including an expansion to the parking lot and different signage. Staff inquired as to whether the planning commissioner was in agreement with such staff approved field changes or if they wished such changes to come back to the planning commission. A general discussion followed. By consensus, the commission agreed staff should make such changes in the field and if questions arose, to contact Chairman Cansler or Secretary Garren.

DISCUSSION OF TDS FIBER OPTIC EXPANSION IN VONORE AND AREA

Staff distributed aerial photos showing the route TDS plans to expand their fiber optic lines. They will be extending lines from their current location on Church Street, along Hwy 411, and then along Hwy 360 to the corporate limits. The majority of the work will be above ground. TDS is coordinating their work with David Wiggins, the town's public works director. No action was taken.

OTHER BUSINESS

Staff reported that a 10 lot/10 acre subdivision plat is being prepared for the land bound by Gun Ridge Road and Walnut Grove Road. The land was recently subdivided into 5 acre tracts and the proposed plat would include two such lots. At the June planning commission meeting, Mr. Greg Kuth expressed his concerns about these 5-acre tracts being further subdivided and he showed pictures of flooding in the area. A general discussion followed. No action was taken.

ADJOURNMENT

Commissioner Davis moved to adjourn. Commissioner Sundstrom seconded the motion and the motion passed unanimously and the meeting adjourned at 6:52 p.m.

Secretary

Date