

**Genola Town
Planning Commission Meeting Minutes
September 7, 2023**

Planning Commission Present: Chairman John Rosenberger, Vice-Chair Tami Balzly,
Commissioners: Brent Carter, Avery Fitzgerald, Daron Hughes, Bruce Nieveen

Staff Present: City Recorder Lucinda Thomas, Deputy Clerk Nicole Preston, City Attorney
Josh Nielsen

Public Present: Terry Rymer, Rowena Rymer, Linda Fullmer, Lonnie Fullmer, Kelly
Beckstrom, Dale Draper, Bryan Draper, Samuel Taylor, Brent Laker, Wade Garner, Janean
Thomas, Hannah Tervort, Steven Tervort, Scott Turner, Devin Miller

1. **Chairman John Rosenberger called the meeting to order at 7:01pm.**
 - a. **Opening prayer was given by Commissioner Tami Balzly**
 - b. **Pledge of allegiance led by Commissioner Avery Fitzgerald**
 - c. **Public Forum – There was no one signed up for the public forum**

AGENDA ITEMS:

2. **Approval of the Planning Commission meeting minutes from August 3, 2023.**
 - a. Chairman John Rosenberger made a **Motion** to approve the minutes for August 3, 2023. Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly - yes
 - iii. Norm Beagley – absent
 - iv. Brent Carter – yes
 - v. Daron Hughes – yes
 - vi. Avery Fitzgerald – yes
 - vii. Bruce Nieveen - yes
3. **Public Hearing**
 - a. **The purpose of this hearing is to consider a proposed zone change petition from A-1 Agricultural Zone to the R-1 Residential Zone for the property owned by the Marcia Gay Garner Trust Parcel #29.035.0147 located at approximately 350 E Center Street in Genola.**
 - b. Motion to open the public hearing
 - i. Commissioner Avery Fitzgerald made a **motion** to open then public hearing to consider a proposed zone change petition from A-1 Agricultural Zone to the R-1 Residential Zone for the property owned by the Marcia Gay Garner Trust Parcel #29.035.0147 located at approximately 350 E Center Street. Commissioner Daron Hughes **Second** and then motion **Passed** all in favor.
 1. John Rosenberger – yes
 2. Tami Balzly - yes

48 3. Norm Beagley – absent

49 4. Brent Carter – yes

50 5. Daron Hughes – yes

51 6. Avery Fitzgerald – yes

52 7. Bruce Nieveen – yes

53 c. Mr. Brent Laker – was signed up for the public hearing. He wanted to know
54 what the proposal was. Mr. Wade Garner was allowed to speak, who is one of
55 the trustees on these properties. He stated that they have been working with
56 the Leasee of the property, they are aware of the three proposed lots that they
57 are wanting to do and are ok with it. They were able to discuss a little bit about
58 what the Garner Trust plans to do with the land including making three building
59 lots with the frontage.

60 d. Motion to close the public hearing

61 i. Chairman John Rosenberger made a **motion** to close the public hearing.
62 Commissioner Avery Fitzgerald **Second** and the motion **passed** all in
63 favor.

64 ii. John Rosenberger – yes

65 iii. Tami Balzly - yes

66 iv. Norm Beagley – absent

67 v. Brent Carter – yes

68 vi. Daron Hughes – yes

69 vii. Avery Fitzgerald – yes

70 viii. Bruce Nieveen - yes

71
72 **4. Discussion and possible action on proposed rezone with Marcene Perry for**
73 **property owned by the Marcia Gay Garner Trust Parcel #29.035.0147 located at**
74 **approximately 350 E Center Street.**

75 a. The commission confirmed that the parcel is within the residential plan as part of
76 the general plan. They found no reason to not recommend this requested
77 change.

78 b. Commissioner Avery Fitzgerald made a **Motion** to recommend to the Town
79 Council the zone change request from A-1 Agricultural to R-1 Residential.
80 Commissioner Daron Hughes **Second** and the motion **Passed** all in favor.

81 i. John Rosenberger – yes

82 ii. Tami Balzly - yes

83 iii. Norm Beagley – absent

84 iv. Brent Carter – yes

85 v. Daron Hughes – yes

86 vi. Avery Fitzgerald – yes

87 vii. Bruce Nieveen - yes

88
89 **5. Discussion and possible action on proposed site plan for an accessory building**
90 **on property owned by Samuel Taylor located at 1582 N Main Street in the Terry**
91 **Kester Subdivision Lot 1 Parcel #53.308.0001**

92 a. The commission went through the site plan checklist and found that it met all the
93 requirements.

- 94 b. Commissioner Avery Fitzgerald made a **motion** to approve the site plan for an
95 accessory building for Samuel Taylor located at 1582 N Main Street.
96 Commissioner Tami Balzly **Second** and the motion **Passed** all in favor.
97 i. John Rosenberger – yes
98 ii. Tami Balzly - yes
99 iii. Norm Beagley – absent
100 iv. Brent Carter – yes
101 v. Daron Hughes – yes
102 vi. Avery Fitzgerald – yes
103 vii. Bruce Nieveen - yes
104

105 **6. Discussion and possible action on a proposed site plan for a new home for**
106 **Melissa and Mahonri Bussey located at approximately 1677 North Main Street in**
107 **the Valley View Point Subdivision Plat A Lot 3 Parcel #54.216.0003**

- 108 a. The commission went through the site plan checklist and found that it met all the
109 requirements except for the location of the Pressurized Irrigation
110 b. Vice-Chair Tami Balzly made a **motion** to approve the site plan for a new home
111 located at approximately 1677 North Main Street in the Valley View Point
112 Subdivision Plat A Lot 3 with the contingency that they add the Pressurized
113 Irrigation to the site plan. Commissioner Brent **Second** and the motion **Passed**
114 all in favor.
115 i. John Rosenberger – yes
116 ii. Tami Balzly - yes
117 iii. Norm Beagley – absent
118 iv. Brent Carter – yes
119 v. Daron Hughes – yes
120 vi. Avery Fitzgerald – yes
121 vii. Bruce Nieveen - yes
122

123 **7. Discussion and possible action on a proposed site plan for an accessory building**
124 **for Scott and Misty Turner located at 179 East 400 South Parcel #29.035.0167**

- 125 a. The commission went through the site plan and found that the site plan met all
126 requirement except for the dimension from the proposed building to the back of
127 the property. They discussed that the pressurized irrigation wasn't marked on
128 the site plan as this property doesn't have it. The property is watered with flood
129 irrigation.
130 b. Vice-Chairman Tami Balzly made a **Motion** to approve the site plan with the
131 contingency that they add the bldg. dimensions. Commissioner Brent Carter
132 **Second** and the motion **Passed** all in favor.
133 i. John Rosenberger – yes
134 ii. Tami Balzly - yes
135 iii. Norm Beagley – absent
136 iv. Brent Carter – yes
137 v. Daron Hughes – yes
138 vi. Avery Fitzgerald – yes
139 vii. Bruce Nieveen - yes
140

141 **8. Discussion and possible action on a proposed subdivision for the Draper Farms**
142 **Subdivision Plat A owned by Bryan and Carol Draper Parcel #29.035.0186 located**
143 **at approximately 280 S State Rd 141**

- 144 a. The Commission went through the site plan checklist for the Vicinity Map and
145 found that it met all requirements.
- 146 i. Chairman John Rosenberger made a Motion to approve the site plan for
147 the proposed Draper Farms Subdivision owned by Bryan and Carol
148 Draper Parcel #29.035.0186. Commissioner Avery Fitzgerald Second
149 and the motion Passed all in favor.
- 150 1. John Rosenberger – yes
151 2. Tami Balzly - yes
152 3. Norm Beagley – absent
153 4. Brent Carter – yes
154 5. Daron Hughes – yes
155 6. Avery Fitzgerald – yes
156 7. Bruce Nieveen – yes
- 157 b. The Commission went through the Preliminary Plat Checklist and found that the
158 proposed subdivision met all requirements. Including the additional acreage
159 that was needed since that the last time this subdivision came before the
160 commission.
- 161 c. Chairman John Rosenberger made a **Motion** that they recommend to the Town
162 Council to approve the Draper Farms Subdivision. Commissioner Brent Carter
163 **Second** and the motion **Passed** all in favor.
- 164 i. John Rosenberger – yes
165 ii. Tami Balzly - yes
166 iii. Norm Beagley – absent
167 iv. Brent Carter – yes
168 v. Daron Hughes – yes
169 vi. Avery Fitzgerald – yes
170 vii. Bruce Nieveen - yes
171

172 **9. Discussion and possible action on a proposed preliminary plat for the Mecham**
173 **Meadows Subdivision owned by the Fred Mecham Trust located at approximately**
174 **460 West 600 South Parcel #29.034.0107.**

- 175 a. The Commission went through the plat and found that the proposed subdivision
176 had met all requirements.
- 177 b. Commissioner Avery Fitzgerald made a **Motion** to approve the vicinity plan for
178 the proposed Mecham Meadows Subdivision. Commissioner Daron Hughes
179 **Second** and the motion **Passed** all in favor.
- 180 i. John Rosenberger – yes
181 ii. Tami Balzly - yes
182 iii. Norm Beagley – absent
183 iv. Brent Carter – yes
184 v. Daron Hughes – yes
185 vi. Avery Fitzgerald – yes
186 vii. Bruce Nieveen - yes

- 187 c. The Commission went through the checklist for the preliminary plat and found
188 that they had met all requirements. They noted that there were changes written
189 on the plans by Public Works Director Chris Steele that he requesting to be
190 made. There was discussion on the temporary turnaround that is part of a lot for
191 400 west. The commission wanted to make sure that the future property owners
192 know that there is a temporary turnaround and easement that is on the property
193 and the restrictions that would be on that corner of the property, including but
194 not limited to being unable to put in a fence, build, etc. Mr. Nielsen the city
195 Attorney felt that then easement would cover it and that the town should be ok.
196 d. Chairman John Rosenberger made a **Motion** that they recommend to the Town
197 Council for approval with the contingency that the requested changes by Public
198 Works Director Chris Steele be made to the plans. Commissioner Avery
199 Fitzgerald **Second** and the motion **Passed** all in favor.
200 i. John Rosenberger – yes
201 ii. Tami Balzly - yes
202 iii. Norm Beagley – absent
203 iv. Brent Carter – yes
204 v. Daron Hughes – yes
205 vi. Avery Fitzgerald – yes
206 vii. Bruce Nieveen - yes
207

208 **10. Discussion on possible changes to the proposed road map**

- 209 a. The commission discussed multiple proposed changes to the road map,
210 specifically focusing on the north end of town. They discussed the need to keep
211 continuity in the plan and to plan for their grandchildren and great grandchildren.
212 They looked at what collector roads would be needed for the future. Janean
213 Thomas spoke up and asked that they take 400 west off the map. She feels like
214 this would be a waste of time and money. Roweena Rymer echoed the same
215 thing. They feel that it would be a waste of time and money.
216

217 **11. Discussion regarding an amendment to the subdivision ordinance**

- 218 a. Mr. Nielsen didn't have the documents ready for them to discuss and the
219 commission decided to push this discussion item until next month.
220

221 **12. Commission Comments**

- 222 a. There were no comments
223

224 **13. Motion to Adjourn**

- 225 a. Chairman John Rosenberger made a **Motion** to adjourn. Commissioner Daron
226 Hughes **Second** and the motion **Passed** all in favor.
227 i. John Rosenberger – yes
228 ii. Tami Balzly - yes
229 iii. Norm Beagley – absent
230 iv. Brent Carter – yes
231 v. Daron Hughes – yes
232 vi. Avery Fitzgerald – yes
233 vii. Bruce Nieveen - yes

234 b. The meeting was then adjourned at 8:25pm.

235

236 Minutes prepared by Deputy Clerk Nicole Preston

237

238

239 Approved on: October 5, 2023

To view signed copy please visit the town office

240

Lucinda Thomas, City Recorder