

**Genola Town
Planning Commission Meeting Minutes
October 5, 2023**

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

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

Public Present: Jeron Lawrence, Keanna Lawrence, Michael Maughan

1. **Chairman John Rosenberger called the meeting to order at 7:00pm.**
 - a. **Opening prayer was given by Commissioner Norm Beagley**
 - b. **Pledge of allegiance led by Commissioner Bruce Nieveen**
 - c. **Public Forum – there was no one signed up for the public forum**

AGENDA ITEMS:

2. **Approval of the planning commission meeting minutes from September 7, 2023.**
 - a. Chairman John Rosenberger made a **Motion** to approve the minutes for September 7, 2023. Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly - yes
 - iii. Norm Beagley – yes
 - iv. Brent Carter – yes
 - v. Daron Hughes – yes
 - vi. Avery Fitzgerald – yes
 - vii. Bruce Nieveen - yes
3. **Discussion and possible action on a site plan for Jeron and Keanna Lawrence for a new home located at approximately 491 N 800 E in the Genola Farms Subdivision Lot #3 Parcel #40.589.0003**
 - a. The Commission went through the site plan checklist and found that the site plan met all requirements.
 - b. Commissioner Norm Beagley made a **Motion** to approve the site plan for a new home for Jeron and Keanna Lawrence located at approximately 491 N 800 E in the Genola Farms Subdivision Lot 3 Parcel #40.589.0003. Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly - yes
 - iii. Norm Beagley – yes
 - iv. Brent Carter – yes
 - v. Daron Hughes – yes
 - vi. Avery Fitzgerald – yes
 - vii. Bruce Nieveen - yes

48 4. **Discussion and possible action on a proposed site plan for a new home for**
49 **Michael and Catherine Maughn located at approximately 614 E 600 N in the**
50 **Genola Farms Subdivision Lot 13 Parcel #40.589.0013**

- 51 a. The Commission went through the site plan checklist and found that the site
52 plan met all the requirements.
- 53 b. Commissioner Avery Fitzgerald made a **Motion** to approve the site plan for a
54 new home for Michael and Catherine Maughn located at approximately 614 E
55 600 N in the Genola Farms Subdivision Lot 13 Parcel #40.589.0013.
56 Commissioner Daron Hughes **Second** and the motion **Passed** all in favor.
- 57 i. John Rosenberger – yes
58 ii. Tami Balzly - yes
59 iii. Norm Beagley – yes
60 iv. Brent Carter – yes
61 v. Daron Hughes – yes
62 vi. Avery Fitzgerald – yes
63 vii. Bruce Nieveen - yes
64

65 5. **Discussion and possible action on a Final Mylar for the Draper Farms**
66 **Subdivision located at 280 S State Rd 141 Parcel #29.035.0186**

- 67 a. The developers were unable to obtain the appropriate signatures for the Mylar.
68 b. Commissioner Norm Beagley made a **Motion** to table this agenda item until the
69 next meeting. Vice-Chair Tami Balzly **Second** and the motion **Passed** all in
70 favor.
- 71 i. John Rosenberger – yes
72 ii. Tami Balzly - yes
73 iii. Norm Beagley – yes
74 iv. Brent Carter – yes
75 v. Daron Hughes – yes
76 vi. Avery Fitzgerald – yes
77 vii. Bruce Nieveen - yes
78

79 6. **Discussion on possible amendments to the Nuisance Ordinance**

- 80 a. A councilman had asked the planning commission to look at the nuisance
81 ordinance to see if the time restriction of 10pm -6am is appropriate. The
82 commission discussed and it seemed to feel that the time frame was
83 appropriate.
- 84 b. They looked at the enforcement section. The council discussed and many of
85 the council members hadn't reviewed the ordinance recently, they would review
86 it and see if there were any changes that might need to be discussed during the
87 next meeting.
88

89 7. **Discussion on possible amendments to the Subdivision Ordinance**

- 90 a. They discussed some of the required changes that the state is mandating for the
91 subdivision approval process. They talked about eliminating the vicinity plan out
92 of the process.
- 93 b. The first step, they talked about pre-review. This would be done with the clerks
94 and public works director. They would look at the plans, make sure that the

95 developer has all the code, checklists, etc, and see if they saw any problems
96 with the plans, this step would have a separate fee.

- 97 c. The second step would be a preliminary review – this would done by the the
98 committee that the legislature is requiring. This committee may include the
99 clerks, city attorney, public works director, one or two planning commission
100 members, and maybe the fire chief and/or police chief. This meeting doesn't
101 have to be as a public meeting. Because this is not a public meeting, this
102 meeting doesn't have to happen together, but we have to give the applicant a
103 response within 15 days per the new legislative requirements.
- 104 d. They discussed that the legislature says that we have to have this process fixed
105 by the end of next year, but it will take some time to get this taken care of so
106 they will need to get started.

107 **8. Discussion and possible changes to the proposed road map**

- 108 a. Mr. Nielsen reviewed the requirements associated with changing the proposed
109 road map. The proposed road map is part of the general plan and if there are to
110 be changes made then they will need to go through the process of amending it,
111 which would also mean they would need to look at the transportation section as
112 a whole.
- 113 b. The commission went through the map that Commissioner Beagley had put
114 together from the notes from the previous meetings, Commissioner Beagley
115 stated that he would take the information and notes from this meeting and
116 update the map, so that it would be ready to discuss again at a later time.
- 117 c. The commission went through what they are looking at proposing, currently
118 there are no deletions recommended. With this determination the Mr. Nielsen
119 asked the commission to consider then to wait until such time that the general
120 plan is required to be updated which is in 2025 and then the commission is
121 ahead in their planning process.

122 **9. Commission Comments**

- 123
- 124 a. Chairman John Rosenberger mentioned that there were 3 members who's
125 terms were up at the end of the year. He asked them to let him know if they
126 were going to re-up or if they needed to start finding replacement
127 commissioners. Vice-Chair Tami Balzly reported that she would need a
128 replacement.

129 **10. Motion to Adjourn**

- 130
- 131 a. Chairman John Rosenberger made a **Motion** to adjourn. Commissioner Norm
132 Beagley **Second** and the motion **Passed** all in favor.
- 133 i. John Rosenberger – yes
134 ii. Tami Balzly - yes
135 iii. Norm Beagley – yes
136 iv. Brent Carter – yes
137 v. Daron Hughes – yes
138 vi. Avery Fitzgerald – yes
139 vii. Bruce Nieveen - yes
- 140 b. The meeting was then adjourned at 8:08pm.
- 141

142 Minutes prepared by Deputy Clerk Nicole Preston

143

144 Approved on: November 2, 2023

to view signed copy please visit the town office

145

Lucinda Thomas, City Recorder