

**Genola Town
Planning Commission Meeting Minutes
November 2, 2023**

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

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

Public Present:

1. **Chairman John Rosenberger called the meeting to order at 7:00pm.**
 - a. **Bryan Draper gave the Opening prayer**
 - b. **Councilmember Daron Hughes led the Pledge of allegiance**
 - c. **Public Forum – there was no one signed up for the public forum**

AGENDA ITEMS:

2. **Approval of the planning commission meeting minutes from October 5, 2023.**
 - a. Chairman John Rosenberger made a **Motion** to approve the minutes for October 5, 2023. Commissioner Bruce Nieveen **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly - absent
 - iii. Norm Beagley – absent
 - iv. Brent Carter – absent
 - v. Daron Hughes – yes
 - vi. Avery Fitzgerald – yes
 - vii. Bruce Nieveen – yes
3. **Planning Commission Chairman Report – he had nothing to report at this time.**
4. **Discussion and possible action on a proposed site plan for an accessory building for Valina Okelberry located at 493 E 400 N in the Horsing Around Subdivision Lot 1 Parcel #41.086.0001**
 - a. The commission went through the site plan checklist and found that the site plan met all requirements with the exception that the scale was not added onto the site plan.
 - b. Commissioner Avery Fitzgerald made a **Motion** to approve the site plan with the contingency that the scale be added. Commission Daron Hughes **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly - absent
 - iii. Norm Beagley – absent
 - iv. Brent Carter – absent
 - v. Daron Hughes – yes

- vi. Avery Fitzgerald – yes
- vii. Bruce Nieveen – yes

5. **Discussion and possible action on a proposed site plan for an accessory building for Karl and LeeAnn Crowton located at 1024 N Main Street in the Washburn Subdivision Plat A Lot 3.**

- a. The commission went through the site plan checklist and found that it met all requirements.
- b. Commissioner Avery Fitzgerald made a **Motion** to approve the site plan
Commissioner Daron Hughes **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly - absent
 - iii. Norm Beagley – absent
 - iv. Brent Carter – absent
 - v. Daron Hughes – yes
 - vi. Avery Fitzgerald – yes
 - vii. Bruce Nieveen – yes

6. **Discussion and possible action on a Final Mylar for the Draper Farms Subdivision**

- a. The commission went through the checklist and found that the mylar met all the requirements.
- b. Commissioner Avery Fitzgerald made a **Motion** to approve the final mylar for the Draper Farms Subdivision. Commissioner Bruce Nieveen **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly - absent
 - iii. Norm Beagley – absent
 - iv. Brent Carter – absent
 - v. Daron Hughes – yes
 - vi. Avery Fitzgerald – yes
 - vii. Bruce Nieveen – yes

7. **Discussion and possible action on a proposed site plan for an accessory building for Aaron Butler located at 557 N 800 E in the Genola Farms Subdivision Plat A Lot 4**

- a. The commission went through the checklist and found that the mylar met all the requirements.
- b. Commissioner Daron Hughes made a **Motion** to approve the site plan.
Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly - absent
 - iii. Norm Beagley – absent
 - iv. Brent Carter – absent
 - v. Daron Hughes – yes
 - vi. Avery Fitzgerald – yes
 - vii. Bruce Nieveen – yes

95
96 **8. Discussion and possible action on a proposed site plan for an accessory building**
97 **for Ben Carson located at 923 N 350 E in the Genola Meadows Subdivision Plat A**
98 **Lot 8 Parcel #40.401.0015.**

- 99 a. The commission started going through the checklist and found that this
100 proposed building is planned to be built within the public utility easement. The
101 applicant was not present. The commission all agreed that the building could
102 not be built within the public utility easement. The site plan was also missing the
103 water and pressurized irrigation. The Commission decided to table this
104 discussion until next month so that they can discuss this application with the
105 applicant.
106 b. Chairman John Rosenberger made a **Motion** to table the discussion until next
107 the next meeting. Commissioner Avery Fitzgerald **Second** and the motion
108 **Passed** all in favor.
109 i. John Rosenberger – yes
110 ii. Tami Balzly - absent
111 iii. Norm Beagley – absent
112 iv. Brent Carter – absent
113 v. Daron Hughes – yes
114 vi. Avery Fitzgerald – yes
115 vii. Bruce Nieveen – yes
116

117 **9. Discussion and possible action on a proposed site plan for an accessory building**
118 **for Gordon and Laurie Paxton located at approximately 582 N 800 E in the Genola**
119 **Farms Subdivision Plat B Lot 1 Parcel #40.589.0001**

- 120 a. The commission went through the site plan checklist and found that the site plan
121 met all requirements except the power was not listed on the site plan.
122 b. Commissioner Avery Fitzgerald made a **Motion** to approve the site plan with the
123 contingency that they need to add the power location to the site plan.
124 Commissioner Bruce Nieveen **Second** the and the motion **Passed** all in favor.
125 i. John Rosenberger – yes
126 ii. Tami Balzly - absent
127 iii. Norm Beagley – absent
128 iv. Brent Carter – absent
129 v. Daron Hughes – yes
130 vi. Avery Fitzgerald – yes
131 vii. Bruce Nieveen – yes
132

133 **10. Concept Review for Garner Acres Subdivision**

- 134 a. The commission went through the proposed subdivision plat. Because the plat
135 included the proposed road of 350 East and the proposed plat would leave a
136 landlocked piece with not enough frontage to meet the subdivision ordinance
137 requirements. They encouraged Ms. Perry who was there representing the
138 family that they would need to do only 2 lots instead of three until such time as
139 they are ready to finish developing the remainder of the property. Ms. Perry
140 stated that she understood and would revise her plans before she submitted her
141 preliminary application.

142
143 **11. Discussion on an amendment to the subdivision ordinance.**

- 144 a. Because the commission was missing three members from this meeting they
145 decided to wait until next month when more members were available to discuss
146 this issue. Mr. Nielsen did bring up the suggestion though that they add the Fire
147 Chief to the review committee to check for turnarounds, roads, etc. They will
148 discuss this item more at the next meeting.

149
150 **12. Discussion on a possible amendment to the nuisance ordinance**

- 151 a. The commission didn't feel that any changes needed to be made to the
152 nuisance ordinance at this time.

153
154 **13. Ethical Pledge**

- 155 a. The commission was given the opportunity to sign the ethical pledge that was
156 asked of all town employees and appointed members to sign.

157
158 **14. Commission Comments**

- 159 a. There were no comments at this time.

160
161 **15. Motion to Adjourn**

- 162 a. Chairman John Rosenberger made a **Motion** to adjourn. Commissioner Daron
163 Hughes **Second** and the motion **Passed** all in favor.
164 i. John Rosenberger – yes
165 ii. Tami Balzly - absent
166 iii. Norm Beagley – absent
167 iv. Brent Carter – absent
168 v. Daron Hughes – yes
169 vi. Avery Fitzgerald – yes
170 vii. Bruce Nieveen - yes
171 b. The meeting was then adjourned at 7:52pm

172
173 Minutes prepared by Deputy Clerk Nicole Preston

174
175 Approved on: January 4, 2024

To view signed copy please visit town office
Lucinda Thomas, City Recorder