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**Genola Town  
Planning Commission Meeting Minutes  
April 4, 2024**

**Planning Commission Present:** Chairman John Rosenberger, Commissioners: Avery Fitzgerald, Daron Hughes, Bruce Nieveen, Norm Beagley absent: Brent Carter, Melissa Scott

**Staff Present:** Deputy Clerk Nicole Preston, City Attorney Josh Nielsen

**Public Present:** Linda Fullmer, Daren Oberg, Mike Hansen, Ron Reid, Terry Rymer, Rowenna Rymer

1. **Chairman John Rosenberger called the meeting to order at 7:00pm.**
  - a. **Commissioner Daron Hughes gave the opening prayer**
  - b. **Commissioner Norm Beagley 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 March 7, 2024.**
  - a. Chairman John Rosenberger made a **Motion** to approve the minutes of March 7, 2024. Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.
    - i. John Rosenberger – yes
    - ii. Norm Beagley – yes
    - iii. Brent Carter – absent
    - iv. Daron Hughes – yes
    - v. Avery Fitzgerald – yes
    - vi. Bruce Nieveen – yes
    - vii. Melissa Scott - absent

**PUBLIC HEARING**

3. **Public Hearing on proposed changes to the Water Ordinance. The purpose of the public hearing is to get public input on an amendment to the Water Ordinance. The amendment will be that the commission will review applications for a water connection.**
  - a. **Motion to open the public hearing**
  - b. Commissioner Norm Beagley made a **Motion** to open the public hearing. Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.
    - i. John Rosenberger – yes
    - ii. Norm Beagley – yes
    - iii. Brent Carter – absent
    - iv. Daron Hughes – yes
    - v. Avery Fitzgerald – yes
    - vi. Bruce Nieveen – yes
    - vii. Melissa Scott – absent
  - c. **There was no one signed up for the public hearing**

- 48 d. **Motion to close the public hearing**  
49 e. Chairman John Rosenberger made a **Motion** to close the public hearing.  
50 Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.  
51 i. John Rosenberger – yes  
52 ii. Norm Beagley – yes  
53 iii. Brent Carter – absent  
54 iv. Daron Hughes – yes  
55 v. Avery Fitzgerald – yes  
56 vi. Bruce Nieveen – yes  
57 vii. Melissa Scott - absent  
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59 **4. Discussion and possible action on a proposed site plan for a new home for Ron**  
60 **and Mary Reid located at approximately 746 N 470 E in 4B Subdivision Lot 16**  
61 **Parcel #39.284.0016**

- 62 a. The commission went through the checklist and found that the site plan met all  
63 requirements.  
64 b. Commissioner Daron Hughes made a **Motion** to approve the site plan for a new  
65 home for Ron and Mary Reid. Commissioner Norm Beagley **Second** and the  
66 motion **Passed** all in favor.  
67 i. John Rosenberger - yes  
68 ii. Norm Beagley – yes  
69 iii. Brent Carter – absent  
70 iv. Daron Hughes – yes  
71 v. Avery Fitzgerald – yes  
72 vi. Bruce Nieveen – yes  
73 vii. Melissa Scott – absent  
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75 **5. Discussion and possible action on a proposed site plan for a garage and home**  
76 **addition for Daren Oberg located at 14 S 600 E Parcel #29.035.0028**

- 77 a. The commission went through the site plan and found that it met all the checklist  
78 requirements.  
79 b. Commissioner Daron Hughes made a **Motion** to approve the site plan for a  
80 garage and home addition for Daren Oberg 14 S 600 E Parcel #29.035.0028.  
81 Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.  
82 i. John Rosenberger - yes  
83 ii. Norm Beagley – yes  
84 iii. Brent Carter – absent  
85 iv. Daron Hughes – yes  
86 v. Avery Fitzgerald – yes  
87 vi. Bruce Nieveen – yes  
88 vii. Melissa Scott – absent  
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90 **6. Discussion and possible action on a subdivision preliminary plat for the Mecham**  
91 **Meadows subdivision located at approximately 460 West 600 South Parcel**  
92 **#29.034.0107.**

- 93 a. The commission went through the subdivision preliminary plat checklist and  
94 found that the plat met all requirements.

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- b. Chairman John Rosenberger made a **Motion** to recommend to the Town Council to approve the preliminary plat for the Mecham Meadows subdivision. Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.
    - i. John Rosenberger
    - ii. Norm Beagley – yes
    - iii. Brent Carter – absent
    - iv. Daron Hughes – yes
    - v. Avery Fitzgerald – yes
    - vi. Bruce Nieveen – yes
    - vii. Melissa Scott – absent

106 **The Commission then decided to switch the order of agenda item #7 and Item #8**

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- 7. Discussion and possible action on a proposed amendments to the Water Ordinance.**
    - a. The commission discussed that the changes were the same as what was discussed during the previous meeting. Including adding that Planning Commission as the approval authority for a water connection that is not tied to a building permit and verifying that the requested property meets all zoning and subdivision ordinance requirements.
    - b. Commissioner Norm Beagley made a **Motion** to recommend the amendment to the Water Ordinance. Chairman John Rosenberger **Second** and the motion **Passed** all in favor.
      - i. John Rosenberger - yes
      - ii. Norm Beagley – yes
      - iii. Brent Carter – absent
      - iv. Daron Hughes – yes
      - v. Avery Fitzgerald – yes
      - vi. Bruce Nieveen – yes
      - vii. Melissa Scott - absent

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- 8. Discussion with Mike Hansen from Rural Community Consultants regarding updates to the subdivision ordinance**
    - a. Mr. Hansen reported that he had been retained by the Town Council to help with the updating of the subdivision ordinance to meet the new state standards. He told the commission what he is allowed to do under the requirements of the state, who is paying for his services. He went through a presentation and asked a couple of questions of the planning commission preliminarily of how they want the structure to look like. Part of his presentation explained the new state code and what would be required of the Town. He stated that he would take the answers to the questions and will come back in a month or two with a preliminary proposal.

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- 9. Commission Comments**
    - a. There were no comments

- 141 **10. Motion to Adjourn**

- 142 a. Commissioner Norm Beagley made a **Motion** to adjourn. Chairman John  
143 Rosenberger **Second** and the motion **Passed** all in favor.  
144 i. John Rosenberger – yes  
145 ii. Norm Beagley – yes  
146 iii. Brent Carter – absent  
147 iv. Daron Hughes – yes  
148 v. Avery Fitzgerald – yes  
149 vi. Bruce Nieveen – yes  
150 vii. Melissa Scott - absent

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152 b. The meeting was then adjourned at 8:17pm

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154 Minutes prepared by Deputy Clerk Nicole Preston

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157 Approved on: May 2, 2024

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Lucinda Thomas, City Recorder