

Planning Commission Meeting

Meeting minutes

July 3, 2024

7:00 pm

Opening Business

Meeting started at 7:02 pm

Welcome

The meeting opened with Chairman Nathan Washer welcoming everyone to the July 3rd, Planning Commission Meeting.

Present at Meeting: Planning Commissioners Nathan Washer, Conner Lunt, and Jesse Carter, Town Council Representative Rachel Goates. Meeting Recorder: Christine Carrigan. Also present: Shane and Holly Thomas, Brady Taylor and Carol Bennett.

Prayer

Nathan Washer offered the prayer.

Pledge of Allegiance

Jesse Carter led the Pledge of Allegiance.

Discussion Items

Conditional Use Building Permit – Taylor & Taelyn Squire

The discussion began with Nathan Washer outlining that they needed to establish conditional uses for a building permit. Concerns were raised regarding the logistics of a flag lot, the width and road frontage required, and the necessity for a straight road for it to be considered a flag lot. The conversation addressed road frontage requirements and access issues related to emergency vehicles.

Several speakers provided input on the practicality of a flag lot in this situation, including a discussion about the road infrastructure and setbacks necessary. There was an in-depth discussion on how to partition the property and the feasibility of building two houses on a flag lot under current ordinances, as this would imply creating an agreement between the homeowners to manage shared responsibilities of a private roadway. There was additional discussion about what the town might require for road construction to support a fire engine in an emergency. The Commission agreed to work up conditions for a flag lot conditional use permit for this property.

Action Items

Approval of Past Minutes: June 5, 2024, Regular Planning Meeting & Public Hearing

The minutes for the June 5, 2024, regular meeting and the public hearing were reviewed for approval.

"Motion to approve the minutes from the June 5, 2024, Regular Planning Meeting and Public Hearing made by Conner Lunt. Seconded by Jesse Carter. All in favor. Minutes approved.

Permit Applications

Tyler Royce – Outbuilding

The plan for a 40 by 60 shop was discussed. The building inspector had already signed off, and there are no utilities planned initially.

"Motion to pass Tyler Royce's building permit application made by Conner Lunt. Seconded by Jesse Carter. All in favor. Motion passes.

Nick Childs – New Home

Nick Childs had updated the square footage of his building plans. The committee verified the correct dimensions and setbacks.

Motion to approve Nick Child's home building permit application made by Conner Lunt. Seconded by Jesse Carter." Result: Approved unanimously.

Shane & Holly Thomas – New Home

Their new home permit required contingent approval pending the final wastewater permit from the county. The building inspector's signature was still awaited.

Motion to approve Shane & Holly Thomas' building permit contingent on receiving the wastewater permit approval from the county made by Conner Lunt. Seconded by Jesse Carter. Result: Approved unanimously.

Taylor & Taelyn Squire – New Home

The building permit for Taylor and Taelyn Squire was tabled until new plans and conditional use permits could be drawn up and submitted with all required adjustments and agreements.

Reports

There were no specific reports shared during the meeting.

Public Comments

There were no comments from the public during the designated time.

Adjourn

Motion to adjourn the meeting made by Jesse Carter. Seconded by Conner Lunt. All in favor. Meeting adjourned 8:32pm.