

Wales Town
PLANNING AND ZONING COMMITTEE MEETING
17 September 2024
HELD IN THE WALES TOWN HALL

Meeting commenced at 7:00 pm

ROLL CALL: Committee members present: Ron Lamb, Dee Bowers, Reid Hall, Lee Fox and Ron Garff. Citizens present: Byron Davis, Tim and Carol Eastman.

MINUTES: Lee Fox read the minutes for the Planning and Zoning Committee Meeting held on 20 August 2024. Ron Garff made the motion to approve the minutes as read. His motion was seconded by Dee Bowers and then passed with a unanimous vote in favor by those present.

PETITIONS AND COMMUNICATIONS: Tim and Carol Eastman presented the Committee with a new set of house plans to replace the previously approved plans for their home construction at 105 West 200 South. The new plans were for a slightly smaller home located at *the same location as originally permitted*. Dee Bowers made the motion to approve the new plans. His motion was seconded by Ron Garff and then passed with a unanimous vote in favor by those present.

BUSINESS:

- Subdivision Code Up-date - The Committee reviewed and discussed the rough draft received from Hansen Planning Group. The following draft sections were identified as needing revision and or further explanation;

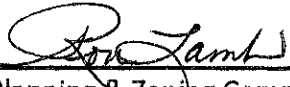
- 10.2.7 - Exceptions, conforming lots, and minor subdivisions.
- 10.3.1 - Required improvements, road surface.
- 10.3.3 - Completion of improvements.
- 10.3.5 - Improvement guarantees.
- 10.1.6 - Definitions, road surface.
- 10.2 - Subdivision applications – overview
- 10.2.1 - *Pre-application meeting (A.1.)*

Lee Fox will follow-up with Hansen Planning Group to develop final draft with consideration of the above mentioned items.

- General Plan Review - The Committee will complete review upon receipt of draft plan from Cade Penney of Six County Association of Governments. This item will be placed on the October p/z meeting agenda.

ADJOURN: The motion to adjourn was made by Ron Garff, seconded by Reid Hall, with a unanimous vote in favor.

MINUTES APPROVED:



Planning & Zoning Committee Chairman
Ron Lamb

10/15/2024
Date

ATTEST:



Committee Secretary
Lee Fox

10/15/24
Date