



NOTICE OF PUBLIC MEETING
Town of Dutch John
Planning Commission
Dutch John Conference Hall
December 16, 2024 7:00 P.M.

NOTICE OF PUBLIC MEETING AND AGENDA

Electronic participation will be available. See <https://dutchjohn.org/electronic-meetings> for more details.

CALL TO ORDER 7pm

ATTENDANCE

Committee

Jared Marquis
James McGuirk

Public

Butch Johns (Mayor)
Brad Lovejoy
Harriet Dickerson

Online

Allen Parker (Land Use Administrator)

ESTABLISHMENT OF VOTING MEMBERS

There is enough for a quorum.

PLEDGE OF ALLEGIANCE

1. CONSENT AGENDA

The Consent portion of the Agenda is a means of expediting routine matters that must be acted on by the Commission. All items approved will be done by one undebatable motion passed unanimously. Any item may be removed for debate on request of any Commission member. Items removed from the Consent portion become the first item of business of the regular agenda.

1.1 Minutes of meeting: December 2, 2024

Minutes were accepted as is.

1.2 Correspondence

Jared will follow up with Matt Tate on the Western River Shop plan review as well as the Dickersons application.

Motion

Jared motions to accept the consent agenda. James second. All in favor.

2. PUBLIC COMMENT

Limited to 5 minutes per individual or group spokesperson. Members of the public may address the Planning and Zoning Commission on matters that are not listed on the meeting agenda. The Commission cannot discuss or take legal action on any matters during the Public Comment, unless the matters are properly noticed for discussion and legal action. Commission members may or may not respond to those who have addressed the Commission or may ask that a matter be put on a future agenda. All Planning & Zoning Commission meetings are recorded.

None

3. NEW BUSINESS - None

4. OLD BUSINESS / WORK ITEMS

4.1 Review Building Permit List

Nothing new this week

4.2 Report Out - Land Use Administrator

Nothing to report

4.3 Implement Ordinance Changes - Discussion and Possible Action

Jared asked for a list of what was approved / rejected regarding ordinance updates. Butch verbally went through the list of changes to provide an overview of which recommendations were accepted and rejected . Town Council will forward a more detailed review and explanation of any rejections shortly.

- Chapter 1
 - Section 107 - Accepted with modification
- Chapter 2
 - Section 201 - Accepted as recommended
- Chapter 3
 - Section 303 - Rejected recommendations
- Chapter 5
 - Section 502 - Accepted
- Chapter 6
 - Section 602 - Rejected first recommendation but accepted the last (2) recommendations
 - Section 607 - accepted with modifications
- Chapter 7 - rejected
- Chapter 9
 - Section 902 - accepted
- Chapter 10
 - Section 1007 - rejected
- Chapter 12 - 13 - accepted all subdivision changes

Further discussion was had after Butch went through the list to clarify that nothing was out right rejected, however, the wording on some changes still needs to be finessed. Moving forward, it was recommended to pick one of the “rejected” issues, refine that piece of ordinance and send it right back rather than waiting to submit extensive changes.

There was also some question about changes made and potential ambiguity of how the ordinance may be interpreted. Allen suggested that all changes by the Town Council should first be reviewed before adoption to make sure the intent of the Ordinance is clear to both Planning and Zoning and to Town Council.

5. Executive Session, if necessary* Pursuant to 52-4-204

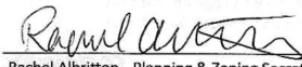
5.1 Discussion

*Closed session is for the purpose of discussing the character, professional competence, or physical or mental health of an individual; Collective Bargaining; Litigation, Purchase, Exchange or lease of real property.

6. Adjournment

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communication aid and services) during the meeting should call 435-880-8042 at least 48 hours before the meeting.

Requests for items to be added to the agenda must be submitted by 5pm the Thursday prior to the scheduled meeting. Submittals must include details of agenda item and any documents etc. that pertain to subject item. Requests can be emailed to ralbritton@dutchjohn.org and must be received by the above noted deadline. The Planning Commission may modify the agenda order, if necessary. This agenda may be subject to change up to 24 hours prior to the meeting.


Rachel Albritton , Planning & Zoning Secretary