

**Genola Town  
Planning Commission Meeting Minutes  
February 6, 2025**

**Planning Commission Present:** Chairman John Rosenberger, Commissioners: Bruce Nieveen, Melissa Scott, Avery Fitzgerald, Brent Carter Absent: Daron Hughes, Norm Beagley  
**Staff Present:** City Recorder Lucinda Thomas, Deputy Clerk Nicole Preston, City Attorney Josh Nielsen  
**Public Present:** Ryan Hoyer, Mark Butler, Randal Ercanbrack

**1. Chairman John Rosenberger called the meeting to order at 7:00pm.**

- a. Commissioner Brent Carter gave the opening prayer
- b. Chairman John Rosenberger 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 January 2, 2025.**

- a. Commissioner Avery Fitzgerald made a motion to approve the minutes for January 2, 2025. Commissioner Brent Carter Second and the motion Passed all in favor.
  - i. John Rosenberger – Yes
  - ii. Avery Fitzgerald – Yes
  - iii. Brent Carter – Yes
  - iv. Bruce Nieveen – Yes
  - v. Melissa Scott – Yes
  - vi. Daron Hughes – Absent
  - vii. Norm Beagley - Absent

**3. Discussion and possible action on a proposed site plan for an accessory building for the Ercanbrack Fruit Ranch located at 2336 N Lake Rd Parcel #29.016.0016.**

- a. The Commission went through the site plan checklist and found that the site plan was missing the north arrow and scale, need dimensions to the existing structure on the property,
- b. Commissioner Avery Fitzgerald made a motion to approve the site plan for an accessory for Ercanbrack Fruit Ranch with the contingencies that they add the North arrow and scale and the dimensions to the existing building on the property. Commissioner Brent Carter Second and the motion Passed all in favor.
  - i. John Rosenberger – Yes
  - ii. Avery Fitzgerald – Yes
  - iii. Brent Carter – Yes
  - iv. Bruce Nieveen – Yes
  - v. Melissa Scott – Yes
  - vi. Daron Hughes – Absent
  - vii. Norm Beagley - Absent

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49 **4. Discussion and possible action on proposed stie plan for an accessory building**  
50 **for Mark Butler located at 289 W 800 S in the F. Mecham Subdivision Plat C Lot 2**  
51 **Parcel #39.162.0002.**

- 52 a. The commission went through the site plan and found that the site plan met all  
53 requirements with the exception of the scale.  
54 b. Commissioner Avery Fitzgerald made a Motion to approve the site plan for the  
55 site plan for an accessory building for Mark Butler with the contingency that they  
56 add the scale. Commissioner Brent Carter Second and the motion Passed all in  
57 favor.  
58 i. John Rosenberger – Yes  
59 ii. Avery Fitzgerald – Yes  
60 iii. Brent Carter – Yes  
61 iv. Bruce Nieveen – Yes  
62 v. Melissa Scott – Yes  
63 vi. Daron Hughes – Absent  
64 vii. Norm Beagley - Absent  
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66 **5. Discussion on amending the subdivision ordinance, discussion on the cul-de-sac**  
67 **frontage and DRC removal**

- 68 a. City Attorney Josh Nielsen stated that he hadn't prepared any documents as the  
69 commission hadn't decided exactly what they want to do modify on a The  
70 commission discussed what they wanted to see for a required frontage on a cul-  
71 de-sac and how many lots they want to allow to be connected to a cul-de-sac.  
72 They discussed but the general consensus is that they would prefer to only have  
73 3 lots tied to a cul-de-sac, but would consider allowing 4 if there was a larger  
74 cul-de-sac.  
75 b. Chairman John Rosenberger made a **Motion** to table the subdivision ordinance  
76 amendment until next month. Commissioner Avery Fitzgerald **Second** and the  
77 motion **Passed** all in favor.  
78 i. John Rosenberger – Yes  
79 ii. Avery Fitzgerald – Yes  
80 iii. Brent Carter – Yes  
81 iv. Bruce Nieveen – Yes  
82 v. Melissa Scott – Yes  
83 vi. Daron Hughes – Absent  
84 vii. Norm Beagley - Absent  
85

86 **6. Discussion on creating a Development Review Committee Ordinance**

- 87 a. The Commission discussed the proposed ordinance and how it is organized.  
88 They discussed how this would work and who is going to be on the committee  
89 and if there was any changes that they wanted to add. They talked about how  
90 normally they will meet as needed one hour before the regularly scheduled  
91 planning commission meeting. They talked about using them as a  
92 recommending body to the planning commission. They noted that they would  
93 need to have a public hearing for this. They asked the city clerk to schedule the  
94 public hearing for next month.

- 95 b. Chairman John Rosenberger made a motion to table the discussion until next  
96 month. Commissioner Brent Carter Second and the motion Passed all in favor.  
97 i. John Rosenberger – Yes  
98 ii. Avery Fitzgerald – Yes  
99 iii. Brent Carter – Yes  
100 iv. Bruce Nieveen – Yes  
101 v. Melissa Scott – Yes  
102 vi. Daron Hughes – Absent  
103 vii. Norm Beagley - Absent  
104

105 **7. Discussion on the R-1 Zoning Amendment – Building in the Public utility**  
106 **Easement.**

- 107 a. The commission discussed that they had a public hearing on this agenda item  
108 several months ago and decided that they would be best to hold another one.  
109 They discussed that council had some split thoughts on allowing building in the  
110 public utility, but they also don't want to give it away. They talked about the  
111 possibility of allowing somebody to vacate at least one side of the PUE on their  
112 land, they talked about the difficulties of deciding who is allowed to vacate and  
113 who might not because of either already PUE's in use or close to other  
114 properties. They discussed the options of removing the requirements for PUE's  
115 on the sides all together but decided against that. They determined to table the  
116 discussion item until another public hearing was held and then they would  
117 continue to the discussion next month.  
118 b. Commissioner Avery Fitzgerald made a motion to table the discussion item.  
119 Commissioner Brent Carter Second and the motion Passed all in favor.  
120 i. John Rosenberger – Yes  
121 ii. Avery Fitzgerald – Yes  
122 iii. Brent Carter – Yes  
123 iv. Bruce Nieveen – Yes  
124 v. Melissa Scott – Yes  
125 vi. Daron Hughes – Absent  
126 vii. Norm Beagley - Absent  
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129 **8. Motion to Adjourn**

- 130 a. Chairman John Rosenberger made a **Motion** to adjourn the meeting.  
131 Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.  
132 i. John Rosenberger – Yes  
133 ii. Avery Fitzgerald – Yes  
134 iii. Brent Carter – Yes  
135 iv. Bruce Nieveen – Yes  
136 v. Melissa Scott – Yes  
137 vi. Daron Hughes – Absent  
138 vii. Norm Beagley - Absent  
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140 b. The meeting was then adjourned at 7:46PM  
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142 Minutes prepared by Deputy Clerk Nicole Preston

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145 Approved on: March 6, 2025

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Lucinda Thomas

Lucinda Thomas, City Recorder