



NOTICE OF PUBLIC MEETING
Town of Dutch John
Planning Commission
Dutch John Conference Hall
February 24, 2025 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 7:04pm

ATTENDANCE

Committee Members

James McGuirk
Jared Marquis
Dave McDonald
Rachel Albritton

Public

Harriet Dickerson

Online

Allen Parker

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: February 3, 2025

- Jared requested to fix capitalization errors. Everything else is good.

1.2 Correspondence

- Matt Tate - The WRFG / Lucas permit is good to go.

1.3 Building Permits

- No new permits.
- Jared sent an email to Amy McDonald to send an official invoice to Matt Lucas regarding the WRFG permit.

Rachel made a motion to accept the Consent Agenda. 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.

- No public comment

3. NEW BUSINESS

3.1 Swear in Dave McDonald

- Dave read aloud the Oath of Office and submitted all official paperwork currently needed to Harriet Dickerson, Town Clerk.

4. OLD BUSINESS

4.1 Ordinance Updates - Discussion

- Definition(s)
 - Focus is on R2 definitions and related ordinance sections.
 - Early in the discussion, Jared noted that we were having several parallel conversations. Recognizing this, we need a way to separate them:
 - Density within a given zone
 - Multiple primary structures within a given zone
 - This was helpful in trying to keep the current conversation focused as well as identifying future discussions needed.
 - After review and discussion it was decided that the current definition of R2 (Multifamily) within the current ordinance is sufficient. What needs to be cleaned up are additional related sections that add additional language that either directly or indirectly muddy this definition.
 - James wants to still explore the possibility of multiple primary structures on a single R2 lot for purposes of visual appeal.
 - The ordinance should include a clear statement that anything not explicitly permitted is automatically denied. This needs to be more clearly defined. It was found in Chapter 6, Section 605 (Table of Uses) and should be moved to the top of the document for clarity. Alan has standard boilerplate language for this.
 - Jared stated he would like to make R2 very simple and create additional zones that address the needs for greater density. The group agreed.
 - Allen made the suggestion of drawing out a matrix of density vs zone. The group agreed that this would be a good work session activity.
- Zoning and Density
 - Additional discussions were had regarding du/tri/quad-plexes and their appropriateness both within R2 and within Dutch John as a whole.
 - There was a discussion on what the max density should be in R2 within a single structure. The consensus was that it should be no more than 5, but this is still up for later discussion.
 - There was also discussion on the footprint of a single building vs multiple smaller buildings on an R2 lot and which option is more visually appealing.
- Zoning Inheritance
 - There was also focus on the hierarchical nature of residential zones wherein someone building on a higher density lot should have the right to build at a lower density standard. The way the current ordinance is written, this is not clear or defined correctly. This needs to be on in the next working session.
- Next Steps
 - It was decided to use the March 17 meeting as a work session, with no additional agenda items.
 - The Committee should review all R2 sections ahead of time and come prepared to tackle any questions or discrepancies in these sections.

5. Closed 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 8:30pm

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.


Deputy Clerk