

Kyle Pitcher called a Cornish Town Planning and Zoning Special Meeting to order on June 23, 2021 at 6:04 p.m. at the Cornish Town Hall.

Attendance: Kyle Pitcher, Earl Creech, Tim Lunday, Clayton Richardson

Council: Colton Creech, Jana Williams

Citizens: none

Business Items:

*Land Use Ordinance* – C. Creech stated he had gone through Lewiston's Land Use Ordinance and got it all drawn out and had edited about 10 pages and asked the commission to review these pages to see if they want to amend the draft to contain Cornish Town's standards or not. C. Creech told the commission that he had asked the town council if they were o.k. with the commission using the Lewiston ordinance as a structure for the town's new ordinance and that the council was supportive of exploring this option.

Chapter 1 which was a preamble was reviewed and Chapter 2 Administration was reviewed as well. C. Creech asked the commission how they felt about section 10-2-4 PENALTY which specified penalties for any person or organization that violates any provision of the title. Williams stated that she thought it was a good idea to list consequences for those not abiding by the code. Richardson questioned the legality of the town charging someone with a Class C misdemeanor if they violate the code. Pitcher stated that there has to be a way to do it and C. Creech suggested that having a fine for violations might be easier to enforce. It was decided that the reference to in section 1-4-1 of the code needed to be researched before deciding what penalties could be used.

It was decided that Chapter 3 PERMIT REQUIREMENTS should be deleted because the town does not issues permits and has no authority to mandate permits or enforce anything regarding permits because the county issues all permits. Chapter 4 PLANNING COMMISSION was reviewed and it was decided that that the reference that commission members could be compensated for reasonable expenses while performing their duties should be removed. It was also decided to remove specific dates when the terms for commission members would start or end.

Chapter 5 APPEAL AUTHORITY was reviewed and C. Creech asked if the commission liked the idea of just having one person be the Appeal Authority or if the town should use a Board of Adjustment that would utilize several people. Pitcher stated that he preferred to have a board rather than just pick one person to do the job. It was also mentioned that the members of the Board of Adjustment could be randomly picked to fill the positions when needed. E. Creech stated that the same process in the ordinance could be used, but the Board of Adjustment would be referenced as the appeal authority and how the members would be selected would need to be addressed as well.

Chapter 6 ZONING DISTRICTS was reviewed and C. Creech stated that he liked how Lewiston's ordinance had the zones and the permitted uses/restrictions were listed and in a table format making it easier to read and reference versus the way Cornish Town's Land Use Ordinance reads. E. Creech agreed. C. Creech stated that there is a Residential Alley Zone that is not in the current copy of Cornish Town's Land Use Ordinance but will need to be added to the new ordinance. C. Creech stated that the new ordinance would list four zones which would be Agriculture, Residential Alley, Commercial and Manufacturing zones and asked the commission if they were comfortable with that. Heiner mentioned that adding the residential zone was one of the concerns he had after reading the Lewiston ordinance.

Pitcher asked if there was a process mentioned on how somebody could rezone a property and C. Creech confirmed and stated that would be covered later on in the ordinance.

Heiner asked C. Creech if he felt that Cornish's ordinance is stricter than Lewiston's ordinance and C. Creech stated that he believed it was not stricter but the Lewiston ordinance is formatted differently. C. Creech stated that all of Cornish's restrictions and regulations would need to be inserted where need be to maintain Cornish's standards. Heiner mentioned that he believes it will be quite time consuming to go through the Lewiston Ordinance in detail and make the changes that need to be made to insert Cornish's zoning standards. C. Creech stated that no matter which route the commission takes, a considerable amount of time will be needed to be spent on either ordinance and believes the commission will be much happier with using the formatting and organization of the Lewiston ordinance.

C. Creech stated he will do more research on the Lewiston ordinance and will have more of an idea of what needs to be done. Heiner stated that he agrees that the commission should use the structure of the Lewiston ordinance but thinks that the ultimate goal will be a combination of the two ordinances with specific care to not lose any of the Cornish standards in doing so. Heiner challenged the commission to set a goal for all of the members to read through the Lewiston ordinance so they will have a good idea of what needs to be changed to preserve the agricultural protection that is in the Cornish ordinance. C. Creech agreed.

Pitcher entertained a motion to adjourn.

E. Creech – motioned; Lunday – seconded

All – Aye.

Ended at 6:56 p.m.