

Planning and Zoning Minutes

Dec. 7, 2021

Time 7:00 PM

Place: Scipio Town Building

Board members who attended: Kenny Noland, Kasey King, John Rawlins, Cathy Monroe, Suzanne Quarnberg

Land Use Authority: Clair Memmott

Citizens who attended: Tom Memmott, Ivan and Janice Robins, Dusty Robins, Mayor Pam Sheridan

Minutes read by John Rawlins

Moved to accept the minutes by Kasey King

Seconded by Suzanne Quarnberg

Kenny Noland announced that his resignation as Scipio P&ZC Chair will be effective as of December 31, 2021.

Nominations were opened for Chair and Vice Chair

Kasey King nominated John Rawlins for Chair

Suzanne Quarnberg seconded the nomination of John Rawlins

Suzanne Quarnberg nominated Cathy Monroe as Vice Chair

Kasey King seconded the nomination of Cathy Monroe as Vice Chair

Voting for those nominated was unanimously approved.

Suzanne Quarnberg announced that she will also be resigning her position on the P&ZC.

Vacant committee positions will remain open until new members of town counsel are sworn in.

Names for new committee members should be submitted to Mayor Sheridan.

The topic of J & K Diesel being in violation of Scipio town zoning ordinance 6.15 OPAQUE BARRIERS REQUIRED AT COMMERCIAL AND INDUSTRIAL SITES was discussed. It was also pointed out that there is a formal complaint on file with the town concerning this violation.

It was agreed that Clair Memmott would contact the State Road representative as to who to contact about the north side of J & K about the compliance needed by this business of work being performed a business on a State Road.

Next topic discussed: Dusty Robins presented preliminary plans to build a home on the lot north of Ivan and Janice Robins. The official Scipio Town map shows a proposed road that would extend 300 North between the Koelikker home and the proposed home for Dusty Robins.

With the current road width requirement of 99 to 100 feet the required 120-foot frontage for Dusty's property is 14 feet short.

Sketches were presented by Kenny Noland of preliminary plan to change the width of the future proposed road that would extend 300 North to continue East of 200 East from 100 feet to 60 feet. The 60' wide street would allow for a 20' roadway and 20' right-of-way on each side of the roadway.

Scipio Zoning Ordinance 6.11 STANDARD PUBLIC RIGHT-OF-WAY WIDTH. "The standard public right -of-way for all roads and streets dedicated to Scipio shall be ninety-nine to one hundred feet (99'

to 100') unless otherwise specified by the Council".

This width reduction for a road that in all probability would never be required, would add the additional 14 feet needed for Dusty's property to come into compliance with the 120-foot frontage. This reduction in width would also provide for both the Koelikker home and the proposed Dusty Robins home to be in compliance with the zoning setback distance for side yards of 15 feet from property lines.

It was made clear that when and if the town decided it was necessary to complete a road between the Koelikker's and Robin's then both parties would comply with the required setback distance.

Kasey King motioned to approve the addition of 14 ft frontage. With the understanding that if and when a road was to go between Dusty Robins home and the Koelikker's home, both parties would comply with the proper side yard setbacks. This motion was approved by all members of the P&ZC.

Cathy Monroe motioned to adjourn. Seconded by Suzanne Quarnberg.