

**Genola Town
Planning Commission Meeting Minutes
July 7, 2022**

Planning Commission Present: Chairman John Rosenberger, Commissioners: Avery Fitzgerald, Daron Hughes, Norm Beagley, Brent Carter

Staff Present: City Recorder Lucinda Thomas, Deputy Clerk Nicole Preston, City Attorney Josh Nielsen

Public Present: Brad Dinkel

1. Chairman John Rosenberger called the meeting to order at 7:04pm.

- a. **Opening prayer was given by Commissioner Norm Beagley**
- b. **Pledge of allegiance led by Chairman John Rosenberger**
- c. **Public Forum** – There was no one signed up for the public forum.

AGENDA ITEMS:

2. Approval of the Planning Commission meeting minutes from June 2, 2022.

- a. Commissioner Norm Beagley made a **Motion** to approve the minutes for June 2, 2022. Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Avery Fitzgerald – yes
 - iii. Daron Hughes – yes
 - iv. Norm Beagley – yes
 - v. Ben Carter - yes

3. Planning Commission Chairman Report – Chairman Rosenberger had nothing to report.

4. Public Hearing – The purpose of the hearing is to get public input on an amendment to the use table for zoning. There will be second public hearing to get public input on a amendment to the subdivision ordinance. The amendments are adding a communication conduit and make sure all fees related to the subdivision are non-transferrable and non-refundable, the preliminary plat must include temporary address for each lot. Road widths must match the current town's road map.

- a. Commissioner Avery Fitzgerald made a **Motion** to open the public hearing. Commissioner Brent Carter **Second** and the Motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Avery Fitzgerald – yes
 - iii. Daron Hughes – yes
 - iv. Norm Beagley – yes
 - v. Brent Carter - yes

- b. There was no one signed up for the public hearing
- c. Chairman John Rosenberger made a **Motion** to close the public hearing. Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Avery Fitzgerald – yes
 - iii. Daron Hughes – yes
 - iv. Norm Beagley – yes
 - v. Brent Carter - yes

5. Discussion and possible action on an accessory building for Angela Bates located at 1037 S 400 W in the J. Black Subdivision Plat A Lot 1 Parcel #43.115.0001.

- a. There was no one there to answer questions. The council went through the checklist and found that the site plan was missing the dimensions from the building to the front and back property lines.
- b. Commissioner Avery Fitzgerald made a **Motion** to approve the site plan with the contingency that they add the dimensions from the building to the front and back property lines. Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Avery Fitzgerald – yes
 - iii. Daron Hughes – yes
 - iv. Norm Beagley – yes
 - v. Brent Carter – yes
 - vi. Tami Balzly – Absent
 - vii. Thad Rowley – Absent

6. Discussion and possible action on a site plan for an accessory building for Riley Florence located at 360 N Sunset Lane in the Kester Acres Subdivision Lot 3 Parcel #44.209.0003

- a. Brad Dinkel was available for comment, he stated that he was a neighbor who was filling in for Mr. Florence as he was unavailable to attend the meeting. The commission went through the checklist and found the site plan was complete.
- b. Commissioner Norm Beagley made a **Motion** to approve the site plan for an accessory building for Riley Florence located at 360 N Sunset Lane in the Kester Acres Subdivision Lot 3 Parcel #44.209.0003. Chairman John Rosenberger **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Avery Fitzgerald – yes
 - iii. Daron Hughes – yes
 - iv. Norm Beagley – yes
 - v. Brent Carter – yes
 - vi. Thad Rowley – Absent
 - vii. Tami Balzly - Absent

7. Discussion and possible action on an amendment to the Land Use Appendix.

- a. The commission discussed the draft that had the added uses of different types of multi-family housing from an earlier discussion. The Commission also

96 decided to update the reception center to have an option for conditional use in
97 the Agricultural Zone.

- 98 b. Chairman John Rosenberger made a **Motion** to recommend the amendment to
99 the Chapter 20 Land Use Appendix A with the addition of changing the
100 Reception Center Category to be Conditional Use in an A-1 Zone.

101 Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.

- 102 i. John Rosenberger – yes
103 ii. Avery Fitzgerald – yes
104 iii. Daron Hughes – yes
105 iv. Norm Beagley – yes
106 v. Brent Carter - yes
107 vi. Tami Balzly – Absent
108 vii. Thad Rowley – Absent
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110 **8. Discussion and possible action regarding an amendment to the subdivision ordinance.**

- 111 a. The council went through the redlined changes that were presented by the Town
112 Attorney. Chairman John Rosenberger wants to make sure that the subdivision
113 ordinance states that the developer needs to provide the town with As-
114 built/redlined/record drawings before a subdivision is allowed to come to the
115 town for Final Approval. They discussed the rewording of the word plat to
116 drawings. They determined to change the word of plat to Plan Set.

- 117 b. Chairman John Rosenberger made a Motion to Recommend to the Town
118 Council the Subdivision Amendment as amended. Commissioner Norm
119 Beagley **Second** and the motion **Passed** all in favor.

- 120 i. John Rosenberger – yes
121 ii. Avery Fitzgerald – yes
122 iii. Daron Hughes – yes
123 iv. Norm Beagley – yes
124 v. Brent Carter - yes
125 vi. Tami Balzly – Absent
126 vii. Thad Rowley – Absent
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128 **9. Commission Comments**

129 Commissioner John Rosenberger asked that next month Road Master Plan to
130 be added to the agenda next month. There was no other discussion.
131

- 132 10. Chairman Norm Beagley made a **Motion** to adjourn. Commissioner Tami Balzly
133 **Second** the motion and the motion **Passed** all in favor. The meeting was adjourned at
134 7:50 pm.

- 135 i. John Rosenberger – yes
136 ii. Tami Balzly – yes
137 iii. Avery Fitzgerald – yes
138 iv. Thad Rowley – yes
139 v. Daron Hughes – yes
140 vi. Norm Beagley – yes
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143 Minutes prepared by Deputy Clerk Nicole Preston

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146 Approved on: 8/4/22

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To view a signed copy please visit the town office

Lucinda Thomas, City Recorder