

Jackson County Planning Commission

Meeting Minutes

August 9th, 2007

I. Call to order

Bob Marney called the August 9th, 2007 meeting of the Jackson County Planning Commission to order at 7:00 pm.

II. Roll call

Members present included: Bob Marney, Joe Conley, Don Schuyler, Bernie Clark

III. Approval of minutes from last meeting

Bernie Clark made a motion to approve the minutes from the July 12th, 2007 meeting as typed. Joe Conley seconded the motion. All present voted in favor of approving the July 12th, 2007 minutes.

IV. New business

a) Application of zoning change from A-1 to B-3 submitted by David Kern.

David Kern: Indicated that he had been in operation on his property since around August 2004, and wished to be able to continue his business at this location.

Bob Marney asked if there was any body present that wished to speak, either for or against this application. There was not so Bob closed public comment and opened the table for discussion among the commissioners. Joe Conley asked if this was a part time business for Mr. Kern.

Mr. Kern stated that this was a full time operation for him

Bob Marney asked how many vehicles that he has around his property.

Mr. Kern stated that he usually doesn't have more than five (5) at a time.

Don Schuyler made mention that per page 52 of the comprehensive plan states that no commercial or industrial uses shall be allowed in the Rural Density Development area. Don also stated that if Mr. Kern was in operation prior to the adoption of the comprehensive plan that his business ~~would be~~ grandfathered. — my Doc grandfathered

Bob Marney stated that he feels that he would be grandfathered in. ^{Rm}

Don Schuyler stated that he was probably correct but would feel better about making a decision if they knew for sure.

Don Schuyler made a motion to table the application until the September meeting.

Bernie Clark seconded the motion.

The application will be tabled until the September 13th, 2007 meeting.

b) Application for change of zoning from A-1 to B-I submitted by Delaware Watershed Joint District #10.

Marilyn Snider stated that the watershed district is adding this structure to the watershed, and before they proceed any further that they get this zoning change to prevent any major damage or loss of life if the dam would breach.

Bob Marney made comment to the public in attendance to explain what a breach impact district is, and what permitted uses in this district would include.

Bob Marney opened the floor to public comment.

A couple of people had questions as to the location of the breach inundation area with respect to their properties.

Joe Conley made a motion to approve the zoning change from A-1 to B-I.

Bernie Clark seconded the motion.

All present voted in favor.

c) Application for change of zoning from A-1 to R-R submitted by Bar B Land Development for the proposed Heritage Park Subdivision.

Application to change zoning on lots 3-5 block A, and lots 1-4 block b to R-R

Bob Marney opened the floor to public comment.

Delbert Boling started with questions to the exact location of the above lots. A map was provided to Delbert showing the exact location of the lots. Delbert Boling asked if there would be any restrictions as to the value of house that are to be built on these lots.

Andy Tanking (representing Leland Bailey) stated that there would be a set of restrictions placed on this subdivision.

Delbert also stated concerns with the added traffic on K-214 Highway.

Michelle Rosevelt that owns property north of this site. She asked what that did to her future access to the 121 Access road if they add four properties that access that road.

Gina Hageman stated concerns of safety situation with traffic.

Bob Marney closed public comment.

Don Schuyler recommended to table until we get a definite answer on whether or not this will affect Mrs. Rosevelt's future ability to develop her property.

Don Schuyler made a motion to table the application.

Joe Conely seconded the motion.

All present voted in favor.

Application will be tabled until the September 13th, 2007 meeting.

d) Application for change of zoning from A-1 to B-3 submitted by Bar B Land Development for the proposed Heritage Park Subdivision.

Application to change zoning on lots 1, 2, 6 block A, from A-1 to B-3.

Andy Tanking stated that there was no plan yet on what specific businesses will go into these lots.

Bob Marney opened for public comment.

Delbert Boiling stated that what could go into these lots under B-3 was too broad and strongly discouraged this.

Gina Hageman voiced concerns about possible increased crime.

Don Schuyler made a motion to deny the change to B-3.

Joe Conley seconded the motion.

All present voted in favor.

Application denied.

V. Adjournment

Bernie Clark made a motion to adjourn the meeting.

Don Schuyler seconded the motion

All present voted in favor, meeting adjourned.

Minutes submitted by: Darrin Reith

Minutes approved by:

Robert Marney