

# ***Jackson County Planning Commission***

## ***Meeting Minutes***

May 8, 2008

### **I. Call to order**

Bob Marney called the Planning Commission meeting to order at 7:15pm.

### **II. Roll call**

Members present: Bob Marney, Don Schuyler, Joe Conley and Melvin Bailey

Members absent: Jim Jones, Bernie Clark, William Cokeley

### **III. Approval of minutes from last meeting**

After reviewing the minutes from the previous meeting Don Schuyler made a motion to accept the minutes as typed. Joe Conley seconded the motion. All present voted in favor of approving the minutes.

### **IV. New business**

*Application for a change in zoning from A-1 General Agriculture to B-1 Breach Impact, submitted by Delaware Watershed*  
*Three separate applications were filed for sites; D-12, D-14 and D-15.*

Darrin Reith opened by stating that the Delaware Watershed had submitted applications seeking Breach Impact Zoning below the above mentioned dams located to the east of Mayetta. This zoning district would restrict development in the inundation area as defined by King Engineering. Darrin also stated that the inundation areas for D-14 and D-15 include a single wide mobile home owned by Valetta Carter, Darrin also stated that he tried, unsuccessfully, to contact Mrs. Carter by phone.

Bob Marney asked if there was anyone from the public that had comments. An unidentified landowner asked how this zoning affected the land owners. Darrin Reith explained how the inundation area is determined and that the zoning would prohibit building of any structures requiring a building permit in that inundation area.

Another landowner inquired on how this will affect the value of their land. Darrin Reith commented that it is hard to try to predict, it would depend on how much property was in the inundation area and what was left.

Mr. Bledsoe stated that it seemed to him the zoning should have been considered before the dams were constructed. Joe Conley stated that it wasn't until recently that the Division of Water Resources has been pushing the watershed districts to obtain breach impact zoning below the watershed dams.

Another gentleman asked if there were any other restrictions in that zoning district other than building structures. Joe Conley stated that you could still build agricultural building.

Another gentleman asked how this affected the single wide mobile home that is currently in the inundation area. Darrin Reith stated that the home will be considered non-conforming, and with that if the home is damaged more ~~that~~ <sup>than</sup> 50% by any means, the owner would not be able to obtain a building permit to rebuild the structure unless the structure was moved out of the inundation area.

Bob Marney closed the meeting to public comment.

Melvin Bailey reiterated the effects on this zoning on the home that already exists in the inundation area.

Joe Conley stated that most of his questions have been answered.

Don Schuyler stated that this application falls in line with what we have been doing with other breach impact zoning applications.

Melvin Bailey made a motion to approve the Zoning change for the three applications submitted by the Delaware Watershed.

Joe Conley seconded the motion.

All present voted in favor.

*Application was approved.*

## **V. Adjournment**

Joe Conley made a motion to adjourn.

Melvin Bailey seconded the motion.

Bob Marney called for a vote, all present voted in favor.

Meeting Adjourned.

Minutes submitted by: Darrin Reith

Minutes approved by: *Robert Marney*