

## **MORGAN COUNTY PLANNING COMMISSION**

### **December 14, 2020 MINUTES**

The Morgan County Planning Commission met on Monday, December 14, 2020 at 7:00 pm in the Assembly Room of the Morgan County Administration Building. The meeting was called to order by Chairman Nathan Troudt at 7:02 p.m.

Mike Bailey and Mike Erker were present. Nathan Troudt, Clayton Miller, Pete Mercer, and Robert Pennington attended remotely via the Zoom platform. Also present were Pam Cherry, Planning Administrator, and Madeline Hagan, Planning Clerk. Morgan County Attorney Kathryn Sellars and Karol Kopetsky, Morgan County IT Administrator attended via the Zoom platform.

It is noted that this Planning Commission Meeting for December 14, 2020 was held in person with an option to attend remotely through the Zoom platform.

#### **APPROVAL OF MINUTES: November 9, 2020**

It was moved by Mike Bailey and seconded by Clayton Miller to approve the November 9, 2020 minutes as presented. Pete Mercer abstained as he was not present for the November, 9 2020 meeting. Motion carried 5-0.

#### **APPROVAL OF AGENDA:**

It was moved by Mike Erker and seconded by Pete Mercer to approve the Agenda as presented. Motion carried 6-0.

Chairman Nathan Troudt read the review process for tonight's meeting.

#### **OLD BUSINESS:**

No old business.

#### **NEW BUSINESS:**

- 1. Proposed Amendments to the Morgan County Zoning Regulations related to non-conforming and permitted single-family dwellings.**

#### **AMENDMENTS OVERVIEW:**

Kathryn Sellars presented the proposed amendments and discussed the changes for the non-conforming and permitted single-family dwellings.

There was discussion regarding section 2-195 and the requirement of 24 months regarding the replacement or restoration of a damaged non-conforming single-family dwelling. It was unanimously decided to keep the 24 month requirement.

There was discussion regarding section 2-230 and the clarification of a building “footprint” vs. cubic size. It was decided to add further clarification that “footprint” and cubic size must match.

**PUBLIC COMMENT:**

No public comments were made.

**MOTION:**

Clayton Miller made a motion to approve the proposed amendments to the Morgan County Zoning Regulations related to non-conforming and permitted single-family dwellings with the addition of further clarification regarding the “footprint” and cubic size of a structure to section 2-230. Pete Mercer seconded. Motion carried 6-0.

**2. Proposed Amendments to the Morgan County Zoning Regulations regarding permitting processes and submittal requirements.**

**AMENDMENTS OVERVIEW:**

Kathryn Sellars presented the proposed amendments and discussed the changes to the permitting processes and submittal requirements. It was made clear by Kathryn Sellars that the intended changes were to keep the permitting process uniform and more simple for both applicants and staff.

Pam Cherry spoke on the convenience of having a digital copy of documents, especially maps, supplied to the department.

Pete Mercer made note of a typo on the zoning map scale.

Pete Mercer questioned the required scale and size of maps in section 2-410. A suggestion was made to change the scale to “scaled as appropriate” and to discuss required sizes of maps with Susan Bailey.

Pete Mercer questioned section 2-430 and the Planning Administrator’s authority over requirements. Pam Cherry explained that flexibility is needed for each application.

**PUBLIC COMMENT:**

No public comments were made.

**MOTION:**

Pete Mercer made a motion to approve the proposed amendments to the Morgan County Zoning Regulations regarding permitting processes and submittal requirements with the addition of a

clause to section 2-410 regarding appropriate scaling and sizing of maps and the request of a digital copy of documents. Mike Erker seconded. Motion carried 6-0.

**3. Proposed Amendments to the Morgan County Zoning Regulations regarding reclassification of Uses within the Commercial, Light Industrial and Heavy Industrial Zones.**

**AMENDMENTS OVERVIEW:**

Kathryn Sellars presented the proposed amendments regarding the reclassification of Uses within the Commercial, Light Industrial and Heavy Industrial Zones. It was made clear that the proposed amendments had not changed since previously discussed by the Planning Commission.

**PUBLIC COMMENT:**

No public comments were made.

**MOTION:**

Mike Erker made a motion to accept the proposed amendments to the Morgan County Zoning Regulations regarding reclassification of Uses within the Commercial, Light Industrial and Heavy Industrial Zones. Clayton Miller seconded. Motion carried 6-0.

There was discussion regarding the possibility of not hosting a January meeting as well as term limits and terms served for Planning Commission members.

**ADJOURN:**

Motion by Nathan Troudt, seconded by Pete Mercer. Motion passed 6-0. Meeting adjourned at 7:42 p.m.

Submitted by,

Pam Cherry