



**MEETING OF THE
TAYLOR PLANNING & ZONING COMMISSION
ON TUESDAY AUGUST 7, 2012
AT 7:30 P.M. AT
TAYLOR TOWN HALL
425 W. PAPER MILL ROAD**

Commission Members Present: Chairman Eric Ritz, Vice-Chair Ralph Schreiber, Jack Babb,

Commission Members Absent: Merry Nutter, Loretta Whitlow

Staff Present: Planning & Zoning Director Jeff Johnson, Administrative Assistant Kathy Hancock

Visitors: No visitors present

- 1) **Regular Meeting Called to Order:** Chairman Eric Ritz called the meeting to order at 7:36 p.m.
- 2) **Open Call to the Public:** There were no comments from the public.
- 3) **Approval of Minutes:** Mr. Ritz made a change to the minutes noting that in item #6, paragraph 3; the word “peruse” should be changed to “pursue”.

Motion made by Jack Babb, seconded by Eric Ritz to approve the minutes of the May 1, 2012 Planning & Zoning Commission Meeting after noted changes were made. Motion approved.

Action; Approve, Deny or Table

- 4) **Old Business: Review motions made concerning animals in Code 18.20 R-1 (Single Family Residential); 18.12 Ag-1 (Agricultural); 18.15 Ag-2 (Agricultural 2 acre); 18.75.90 Temporary Use Permit Procedures concerning 4 -H projects in any residential zoning district; P&Z recommendations made in minutes of the May 1, 2012 P&Z meeting concerning setbacks.** Jeff Johnson reported that the Temporary Use Permits (TUP) for 4-H and FFA have already gone before the Council. We have discussed allowing rabbits and cavies in residential zones but council has not addressed this yet. Our code does not address rabbits, sheep or chickens but the way it reads now is if your zone doesn't list a certain animal, then they are not allowed. Currently in R-1 zoning chickens are not allowed because they are not addressed.

Mr. Ritz made reference to a motion made in September 2010 which only allowed 4-H & FFA youth to have rabbits, etc. with a TUP; he believes that we intended to extend this to all residents. Mr. Babb thought the discussion was not to allow these animals in order to maintain the residential setting. Mr. Schreiber said in R-1 we are allowing large animal, so why wouldn't we allow chickens? This seems to be a

contradiction. He believes we should use the same model as we are using for large animals, which is one animal per 1 acre and then one additional animal per ¼ acre.

Mr. Ritz asked if the commission feels comfortable going to council with what we have already discussed to see how they feel. He feels like we need to translate the real reason for the ongoing discussions we have had the past few years and then explain this to the council.

We do not need to have a public hearing if we go to the council for direction or information, but we will need a hearing if we are asking for a code change. Mr. Johnson said we can go to the council with a report and hear their feedback then they can send it back to the commission for more work if they choose.

Mr. Ritz had some ideas on a slide presentation for the council that includes:

A) “What is the origination of the discussion or what started us on this path to end with this discussion?”

- 1) 4-H.
- 2) Questions to staff from residents.
- 3) Code was written with the intent of further definition.

We need to translate for the council why we have had these ongoing discussions and lack of definition seems to be the answer.

B) “What are the ambiguities or lack of definition leading to existing and potential future problems in the code?” They can be categorized as:

- 1) Setbacks in irregularities.
- 2) No definition as it relates to lot sizing.
- 3) No definition as it relates to limits or numbers of animals.

We could add three separate slides that pertain to each of the above problems that say:

C) “This is the current code or lack thereof and this is what our discussion has been and what we recommend.”

It is important to show the current vs. the proposed codes so council members can see the lack of definition. This discussion will boil down to if the current council likes ambiguity or a lack of definition in the code or if they want to see it tightened up with more definition.

Jeff said with time permitting, he will start putting this together and then both he and Eric can work on it. There was discussion on whether we should show the maps to the council to illustrate how few people will be impacted by the change; we are not changing lifestyles right now, but possibly in the future.

Action; Discuss

- 5) **Old Business: Review maps concerning animals in Code 18.20 R-1 (Single Family Residential); 18.12 Ag-1 (Agricultural); 18.15 Ag-2 (Agricultural 2 acre); 18.75.90 Temporary Use Permit Procedures concerning 4 -H projects in any residential zoning district.** Mr. Johnson presented zoning maps and different ways that we might show what we are trying to accomplish. Mr. Ritz suggested showing the current zoning maps and then overlaying them with the half-dozen properties that

would become legal non-conforming if they adopted the new code, and how it would not even be these owners that would be impacted, it would be the ones that move in later. Mr. Johnson will work with Mr. Ritz to get this ready for council.

Action; Discuss

- 6) **New Business: Finalize recommendations for Council.** Mr. Johnson included a memo in the commissions' packet listing the motions they have made concerning changes to the code over the past year. These motions could be used as the recommendations to council.

Jack Babb made a motion to send recommendations to the Council regarding 18.20 R-1 Single Family Residential; 18.12 Ag-1 Agricultural; 18.15 Ag-2 Agricultural 2 acres, as noted in recommendations on page 2 of the memo with the information pamphlet that we have. Motion seconded by Ralph Schreiber. Motion passes.

Action; Approve, Deny or Table

- 7) **Discuss, instruct staff to add future agendas items.** There will possibly be a site plan coming from Wal-Mart next month. Staff has looked at the site plan and made recommendations and they have since returned it.
- 8) **Adjournment: Motion to adjourn the meeting made by Jack Babb, seconded by Ralph Schreiber. Motion Passed.**

Meeting adjourned at 8:30 p.m.

Certification of Minutes: I hereby certify that the foregoing minutes are a true and correct copy of the Taylor Planning/Zoning Commission Public Hearings and Meeting held August 7, 2012. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 7th day of August, 2012

Kathy Hancock
Administrative Assistant