



**PUBLIC HEARING
AND MEETING OF THE
TAYLOR PLANNING & ZONING COMMISSION
ON TUESDAY MAY 5, 2015
AT 7:00 P.M. AT
TAYLOR TOWN HALL
425 W. PAPER MILL ROAD**

Commission Members Present: Chairman David Hamblin, Vice-Chair Douglas Nichols, Don Shumway, Wayne Jones

Commission Members Absent: Bonnie Adams

Staff Present: Planning & Zoning Director Allen Davis, Administrative Assistant Kathy Hancock

Visitors: Steve Foster, Cher Lewis

Public Hearing Called to Order: Chairman David Hamblin called the meeting to order at 7:01 p.m.

1. **Flag Salute:** Flag salute led by Douglas Nichols.
2. **Invocation:** Invocation offered by David Hamblin.

Public Hearing: The purpose of this hearing is to take public comment on a Conditional Use Permit on parcel 205-18-031B at #3 W. Shumway Road to add an additional dwelling on their property.

3. **Open Public Hearing:** Chairman Hamblin opened the public hearing at 7:04 p.m.
4. **Public Comments:** Cher Lewis said they currently live in a mobile home and would like to be able to build a home and keep the trailer on their property as well. They have a 20 year old special needs daughter that may want to live in the mobile home in the future, and this would enable them to be close by and help her.

Mr. Davis said there are 6.3 acres and the land is odd shaped so it might be hard to split. There are no city services out there so staff has no problems with this Conditional Use Permit.

5. **Close Public Hearing:** Chairman Hamblin closed the public hearing at 7:08 p.m.
6. **Regular Meeting Called to Order:** Chairman Hamblin opened the regular P&Z meeting at 7:08 p.m.

7. **Open Call to the Public:** There were no comments from the public.
8. **Approval of Minutes: Approval of the minutes for the April 7, 2015 Planning & Zoning Commission Regular Meeting.**

Motion made by Wayne Jones to approve the minutes of the April 7, 2015 Planning & Zoning Commissions' Regular Meeting. Motion seconded by Don Shumway. Voting was unanimous. (4-0)

Action; Approve, Deny or Table

9. **New Business: Discussion and possible approval of a Conditional Use Permit on parcel 205-18-031B at #3 W. Shumway Road to add an additional dwelling on their property.—Allen Davis.** A Conditional Use Permit does not have to go before the Council unless the Commission puts conditions on the permit. There was no opposition from staff for this Conditional Use Permit (CUP).

A motion was made by Wayne Jones to approve a Conditional Use Permit on parcel 205-18-031B at #3 W. Shumway Road to add an additional dwelling on this property. Motion seconded by Don Shumway. Voting was unanimous. (4-0)

Action; Approve, Conditionally Approve, Deny or Table

10. **Discussion and possible changes to Ordinances 18.25.050 R-2 Multi-Family Residential (MUB) Development Standards; in regards to a formula that says the minimum distance for setbacks increase as the numbers of animals increase.—Allen Davis.** Mr. Davis did some research on this and found that the regulations were all over the place with no consistency; mostly they addressed the cleanliness and odor issues with animals and the setbacks of the pens and corrals. Allen suggested doing away with the animal codes in each zone relating to setbacks and referencing the Farm Animal Regulations in Chapter 18.63.

Motion made by David Hamblin that we remove the animal related setback requirements from all chapters of the code and replace it in all chapters except R-2 with a reference to our Farm Animal Regulations, Chapter 18.63. Motion seconded by Don Shumway. Voting was unanimous (4-0)

Action; Discuss, Approve, Deny or Table

11. **Discussion and possible changes to Ordinance #18.40 MU (Mixed-Use) and the possibility of striking it completely.—Allen Davis—**Mr. Davis asked if we might want to consider combining the Mixed Use (MU) and Mixed Use Business (MUB) Zones. He explained that MU is similar to a Planned Area Development (PAD) in other communities that have both business and residential together. The developer would have to submit their whole master plan and then go through a site-plan review for approval. The Commission discussed taking the permitted uses out of Chapter 18.40 MU and adding them to permitted uses in Chapter

18.45 MUB. Mr. Hamblin suggested we move items #32 & #34 to Industrial and eliminate #35 altogether.

David Hamblin made a motion that in section 18.45.030-Permitted Uses and Structures, that we remove #33-Accessory Uses and Structures from the list, and also move #32-Warehousing, & #34-Transfer Station to the Permitted Use section of Light Industrial #18.35.20. Motion seconded by Don Shumway. Voting was Unanimous. (4-0)

Action; Discuss, Approve, Deny or Table

- 12. Discussion and possible changes to Ordinance #18.45 MUB (Mixed-Use Business) as to whether the status should expire when the original site plan expires if the development never goes anywhere.—Allen Davis.** Mr. Hamblin believes we should move #18.40.020 Permitted Uses and put it into #18.45.30 Permitted Uses, except for the two Industrial Zones. Mr. Davis said the difference he sees under permitted use is that they allow residential the MU and not in MUB. Mr. Hamblin suggested that we keep the industrial out of this and add the residential into the Mixed Use Business and just call it Mixed Use.

Motion made by David Hamblin that we strike Chapters 18.40 & 18.45 and in their place insert a section into Chapter 18.10 to be drafted by Mr. Davis to the effect that the Town stands ready to expedite a process for developers who approach the Town with a Planned Area Development (PAD). And that the Commission ask Mr. Davis to include in section 18.10 that there be a sunset aspect for a PAD that's been approved by the Council so it expires within a reasonable amount of time if the PAD is not ever taken in physical reality. Voting was unanimous. (4-0)

Action; Discuss, Approve, Deny or Table

- 13. Adjournment:** Allen was asked to send information on billboards and signs in preparation for discussion at the next meeting. We will also include the members' reports and comments section on the next agenda. Everyone should go through the draft and their notes to see if there are other concerns that need to be on a future agenda. We will also look at mobile homes to decide if owners should be allowed to replace an old singlewide with a newer one if it is an improvement, or if they would have to upgrade to a doublewide, which is what the code calls for now.

A motion to adjourn the meeting was made by Don Shumway, seconded by David Hamblin. Motion Passed. (4-0)

Meeting adjourned at p.m. 8:10 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 May 5, 2015. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 5th day of May, 2015

Kathy Hancock
Administrative Assistant

Approved