



**MEETING OF THE
TAYLOR PLANNING & ZONING COMMISSION
ON Tuesday January, 5th 2016
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 Candace Peters

Visitors: See list

Regular Meeting Called to Order: Chairman David Hamblin called the meeting to order at 7:00 p.m.

1. **Flag Salute:** Flag salute led by Doug Nichols
2. **Invocation:** Invocation offered by Allen Davis

Public Hearing: The purpose of this hearing is to take public comment on a Site Plan Review for a New Church Facility on parcel 202-23-089V at vacant lot north of Baldwin Road and Main.

3. **Open Public Hearing:** Chairman Hamblin opened the public hearing at 7:01 p.m.
4. **Public Comments:**

Pastor Durrone Schuler explains they have been working on the project for a couple years and says that the facility will grant them the ability to have enough room for worship and also a school. There are 10 acres they would like to develop into a park like setting for children and make the neighborhood family friendly as well. As for the plans they are trying to make them compatible with the land and area so the view remains pleasant and available. Parking will be sufficient and they are working with the neighbors on a maintenance plan for the road.

No more comments from the public

5. **Close Public Hearing:** Chairman Hamblin closed the public hearing at 7:06 p.m.
6. **Open Call to the Public:**

Norris Baldwin Explains to the commission that he lives close to the church property. He feels good about the building but is concerned about the entrance as the road is narrow and dirt and turns rough fairly quickly. He's concerned about traffic and maintenance on the road.

The Commission discusses the current use of Baldwin Lane and future maintenance as well as other easements and options to access the property.

Mr. Davis says his main concern at this point is that the church address paving on the road as well as the parking lot for dust abatement. He also believes that in the meantime placing gravel would be sufficient if paving isn't possible at this time. He goes on to explain that the church will need to have onsite retention basins that will be able to retain water for 100year 2 hour storm. Otherwise Mr. Davis believes it's designed well and will look nice.

7. Approval of Minutes: Approval of the minutes for the December 8, 2015 Planning & Zoning meeting.

Motion made by Don Shumway, seconded by Doug Nichols, to approve the minutes for the December 8, 2015 Planning & Zoning meeting as read.

Action; Approve, Deny or Table

8. Discussion and possible action in Church Site Application on parcel 202-23-089V –P&Z Commission

Chairman Hamblin makes a motion to approve the application with the following stipulations: At occupancy the applicant will have secured a 50' wide easement along Baldwin Lane from its intersection with Main Street until it turns to the south. They will have built individually or in collaboration with other parties, a paved road that is 37 feet wide. Arranged for perpetual high quality maintenance of the road until such point that the road meets requirements for town maintenance. Also having installed a comprehensive parking lot surface that meets reasonable dust abatement expectations as interpreted by the Town of Taylor Planning and Zoning staff. Seconded by Wayne Jones.

Voting was unanimous (3-0)

Action; Approve, Deny or Table

9. Planning & Zoning members' reports and comments.

The Commission makes a suggestion to discuss billboards at the next meeting.

Mr. Davis reminds the commission that the general plan will need to be on our next

election so a review will be necessary.

Mr. Hamblin suggests that the commission look for anything of interest be noted and brought to our next meeting.

10. Adjournment: Motion to adjourn the meeting made by Don Shumway, seconded by Wayne Jones. Motion Passed.

Meeting adjourned at 8:15

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 January 5, 2016. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 5th day of January, 2016

Candace Peters
Administrative Assistant

Approved