



**TAYLOR PLANNING & ZONING COMMISSION
PUBLIC HEARING MINUTES
ON TUESDAY, JULY 10, 2018
AT 7:00 P.M. AT
TAYLOR TOWN HALL
425 W. PAPER MILL ROAD**

Commission Members Present: Jack Babb, Chairman; Doug Nichols, Vice-Chairman; Commissioners Steve Foster, Wayne Jones, Don Shumway.

Commission Members Absent: None

Staff Present: Allen Davis CBO and Rhonda Wheeler Administrative Assistant

Visitors: Art Hargrove

1. Called to Order: Meeting called to order by Chairman Jack Babb at 7:00 p.m., Chairman Jack Babb notes that an older template was used for the agenda and the commission members and their chairs were incorrect.
2. Flag Salute: Led by Commissioner Don Shumway.
3. Invocation: Given by Commissioner Wayne Jones.
4. Open Call to the Public: None
5. Approval of Minutes: Motion to approve the minutes as presented made by Commissioner Steve Foster with a second made by Wayne Jones. The motion carried unanimously.
6. Public Hearing: The hearing is to take public comment on a request by Art Hargrove, parcel #205-14-002D on old Shumway Rd. to allow an existing accessory structure to be converted to a second residence with the possibility of a duplex. Allen Davis explains that our ordinance allows the Ag 2 zoning with a conditional use permit would allow the number of homes that Mr. Hargrove is proposing. Mr. Hargrove discusses his plans and that he would like to take an accessory structure used for storage and convert one side of it into an apt. that would be about 950 square feet and the other side into two apartments. Mr. Hargrove discusses eventually building a smaller home for himself since the parcel is just a little under 20 acres. Allen Davis asks if this is on septic. Mr. Hargrove states that he currently is on septic and would have to add another septic to handle the additional

homes and he would be drilling another well. Vice-Chairman Doug Nichols asks where all of the entrance doors are facing. Mr. Hargrove clarifies where they will be placed and why. Commissioner Wayne Jones comments about the growth in the area and how much apartments are needed in the area. Commissioner Steve Foster asks Allen Davis if public notices were posted? Allen Davis states that he sent letters to the neighbors that would be affected and followed the notification procedures. Discussion on the permitting process. Chairman Jack Babb if subdivision requirements are needed for this, Allen Davis explains not with the Ag 2 zoning. Discussion on the conditional use permit and how many homes are allowed. Chairman Jack Babb asks if the conditional use permit is issued as it stands would he have to come back if he goes to build more and Allen states yes.

7. Decision by the Planning & Zoning Commission on the request to allow the owners of parcel #205-14-002D on old Shumway Rd. to allow an existing accessory structure to be converted to a second residence with the possibility of a duplex. Commissioner Steve Foster makes a motion to approve the conditional use permit with a second from Vice-Chairman Doug Nichols. The motion carried unanimously.
8. **Planning & Zoning members' reports and comments:** Commissioner Steve Foster comments that he would like more directions included to the properties that are asking for permits. Chairman Jack Babb asks Allen Davis to include the addresses if they are available. No further comments or reports.
9. **Adjournment.** Commissioner Steve Foster makes a motion to adjourn the meeting with a second by Commissioner Wayne Jones. The motion carried unanimously and the meeting was adjourned at 7:35p.m. by Chairman Jack Babb.

Dated this 27th day of August, 2018

Rhonda Wheeler
Administrative Assistant