



**TAYLOR PLANNING & ZONING COMMISSION  
MEETING MINUTES  
TUESDAY, SEPTEMBER 1, 2020 7:00 pm  
TAYLOR TOWN HALL  
425 PAPER MILL ROAD**

**Commission Members Present:**

**Jack Babb, Wayne Jones, Don Shumway**

**Commission Members Absent:**

**Staff Present:** Allen Davis, Jackie Bruderer

**Visitors:** Kyle & Elaine Baldwin, Dustin & Kylane Jones, Traci Sherwood, Norris & Fawnette Baldwin

**Call to Order: 7:07**

1. **Flag Salute: Wayne Jones**
2. **Invocation: Jack Babb**
3. **Open Call to the Public:** No concerns at this time. No public present
4. **Minutes of August 4, 2020 Meeting**
5. **A motion was made by Don Shumway to approve the minutes as presented; seconded by Wayne Jones. Motion to approve carried 3-0. Jack Babb, Wayne Jones and Don Shumway all voted in favor.**
6. **Public Hearing:** Zone request from AG2 to R2. The applicant wishes to build 2 duplexes or a triplex on parcel # 202-23-020K on Baldwin Ln. Just east of Kirk Brimhall's Walmart shops. Requested zone change to R2 for the south portion. Neighbor to north, Dustin Jones objects. He thinks this is a cart before horse situation. Neighbor Kyle Baldwin owns farm land below this area. He is against this due to feasibility due to size and placement of buildings along with access towards his fields. He says he is willing to talk but it would cause undue hardship in changing access to suit new needs. NE side of property has a major drop off that would have to be filled and silage would have to be moved. Norris Baldwin said that his access can go through

the parking lot. Allen Davis explained the codes and what will be required including access cannot be a parking lot. Allen asked about sewage. He said it will perk but wants to see all of the possibilities. Kylane Jones argued from seat that it does not perk. Norris was asked to show his plans to council. The Baldwins show and explain to each individual member. Current zoning is commercial for Walmart and properties owned by Kirk Brimhall, then goes to AG2. AG2 does not accommodate multifamily. The entire parcel is 2.81 acres. The property in question is closed in with AG2 except for point up against commercial. Ag2 was blanketed zoned and Jack Babb said he thought that AG a good buffer to commercial. Proposed access is already there but will cause a shift in access to Kyle Baldwin's land. Allen informed the Baldwins that utility access must be obtained from other property owners. There is an existing 10' set back to use as easement. They will need 2 off street parking spaces per unit. All issues must be resolved before any permits will be issued. Jack Babb asked if there can be a time limit on this project. Kylane Jones has a concern about her 5 kids. Concerned about the continuous new people and traffic. She was raised in this area and would like to keep it safe for her kids. They are and will always be her top priority. Norris Baldwin answered that they also have duplexes in Joe City and that they do not have problem keeping the same residents and keeping the property clean and maintained.

Elaine Baldwin, is concerned because if they keep to the 2 acre minimum for Ag. Leaving only .81 acres for the 2 buildings. That would cause a lot of traffic and different people on the street. She is also worried about the grandkids being outside with this.

Fawnette Baldwin answers that she doesn't like all the big equipment coming up and down the road.

Don Shumway asks Kyle if his objection is just about access. Kyle replied that they don't even know how much will be re zoned. The lot will have to be split off leaving 2 acres to remain AG. Not sure where the boundaries will be. Need to know if fill will be needed for access. To be rezoned, once split, the lot will have to be minimum lot of 10,000 sq. ft. remaining after the 2 acres to remain AG2. Not sure if two building will even fit. Jack wants them to split it first and Allen to explain once again the size. Allen said they first need to look at the access, the layout, and the parking. Dustin Jones says that will push access too far to use for machinery. Jack says the Baldwins have couple of options. Withdraw (postpone) application or be denied until they have more information and answers as far as sewer, access, lots size, property lines. Norris thinks he could put everything on paper and it would work fine. Council wants a drawing with dimensions, maybe get a surveyor, show access and radius of access. Also solution for sewer, either septic or pumping the sewer. We can postpone until further investigation. Baldwins were told to let us know 3 weeks in advance so we can send out notices for the next meeting.

**7. For the record, this has been removed and postponed until future notice.**

8 **Planning & Zoning member's reports and comments:** Concerning Brimhalls property, furniture store is purchasing and planning to build new store.  
Talk about putting time limit on all future zone changes.  
Traci Sherwood expressed interest on being on council

9 **Adjournment:** There being no further business the meeting was adjourned at 8:05

Dated this 1st day of September, 2020

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Jackie Bruderer  
Administrative Assistant