

Planning & Zoning Committee

Planning Meeting

March 14th, 2014

7:30 A.M.

PRESENT: Supervisors Brennand, Egan, Thompson, Kreischer. Jerry Bougie – Planning Director, Brian O’Rourke – Associate Planner, Cary Rowe – Zoning Administrator, Candace Zeinert – Code Enforcement Officer, John Bodnar – Corporation Counsel.

EXCUSED: Supervisor Gabert

1. Minute Approval – February 14, 21, 25, & March 3, 2014.

Motion by C. Thompson to approve minutes as presented. Seconded by L. Kreischer. Motion carried 4-0.

2. Discussion on home occupation provisions contained within Chapter 23, County Zoning Ordinance.

J. Bodnar questioned why the County requires a permit for certain home occupation activities, in particular piano lessons. He referred to the violation that C. Zeinert is currently addressing which the homeowner was cited for conducting piano lessons without a zoning permit. He was concerned with the difficulty of enforcing violations similar to this activity in the courts. He questioned if staff felt it necessary to regulate these types of activities.

Staff commented that while addressing these activities during the zoning ordinance re-write the steering committee had difficulty determining which activities should be require a zoning permit, conditional use permit, or not be regulated at all.

The Committee requested C. Zeinert to research how other Counties in the State addressed these types of uses, discuss with staff, and place this item on a future agenda to be discussed with the Committee.

* T. Egan excused himself from the meeting during discussion of this item at 8:10 a.m.

There was no further discussion of this item.

3. General status report on implementation and provisions of Chapter 23, County Zoning Ordinance.

C. Rowe stated that there are currently no major issues with the provisions and enforcement of Chapter 23. The only necessary amendment at this time is with regard to cell towers wherein the new State Statutes allow cell towers in any zoning district, in any location. Currently Chapter 23 does not allow cell towers in residential zoning districts, however since the Statutes take precedence the ordinance does not require an immediate amendment in order to properly enforce this use.

There was no further discussion of this item.

4. Update on Property Lister office.

J. Bougie stated a letter addressing the current status of the Property Lister's office has been sent to all assessor's and Town Clerks. The software vendor for the department has also been processing the tax rolls and at this time there are no issues or concerns.

There was no further discussion of this item.

5. Report on Comprehensive Plan RPP Process.

B. O'Rourke stated that the deadline to submit a Request for Proposal with regard to the County Comp Plan update project was March 21st. Staff will determine which consultant to award the contract to and will inform the Committee of their decision at their next Planning Meeting.

There was no further discussion of this item.

Motion to adjourn C. Thompson. Seconded by L. Kreischer. Motion carried 3-0.

Meeting adjourned at 8:15 A.M.

Brian O'Rourke – Recording Secretary