

Morgan County Planning Commission  
Meeting Minutes  
June 22, 2010

I. CALL TO ORDER

Members present: Mary Ellen Largent, Scott Swaim, Carl Cowgill, Jack Soronen, Wayne Omph, Susan Parker, Brad Close, Thomas Swaim, Amy Lane.

Members absent: Thomas Stinebaugh

Meeting was opened at 7:10 p.m.

Planning Commission President Jack Soronen stated that the County Commission approved the four reappointments for planning members Brad Close, Mary Ellen Largent, Jim Hoyt and Carl Cowgill. He thanked each of the members for their willingness to continue to serve.

II. MEETING MINUTES

On a Mary Ellen Largent/Susan Parker motion, the Planning Commission unanimously approved the minutes from the May 25, 2010 meeting.

On a Susan Parker/Mary Ellen Largent motion, the Planning Commission unanimously approved the minutes from the June 9, 2010 special meeting as noted with the following amendment.

Page 1, Section II, 2<sup>nd</sup> paragraph:

Old language: “Mr. Soronen would like to recommend an enactment date of July 1, 2010 to the County Commission....”

New language: Mr. Soronen would like to recommend an enactment date of July 1, 2011 to the County Commission....”

III. PRELIMINARY PLAT PUBLIC HEARING

- A. Spring Hollow, Lot 7A Subdivision  
Property Owned by Paul & Nancy Fowler  
Property located: At end of Spring Hollow Lane off of Gaither Road  
0.3 miles SE of intersection with Hansrote Road  
1 lot proposed, 4.00 acres

Engineer Report – May 24, 2010  
Arro Consulting – Richard Parks, P.E.  
Preliminary Plat for Paul & Nancy Fowler  
Lot 7A – Spring Hollow Subdivision  
Single Family Subdivision

We have reviewed the submitted plat for the above referenced preliminary plat consisting of one (1) lot 4.00 acres in size on Spring Hollow Lane. The following comments are provided which must be addressed to meet the minimum technical requirements of the county's subdivision ordinance.

1. The well is less than the required 50' from the property line. This will require a waiver.
2. Class II roads (10 lots or less) must be 18 feet in width with 2-foot shoulders. The typical section shows 16-foot width with 2-foot shoulders.
3. It is unclear whether the cul-de-sac is already built or to be built. There is an existing pole in the cul-de-sac now. Is it to be relocated?
4. The existing driveway encroaches on lot 6. An easement on lot 6 will be needed or the driveway relocated.
5. It is unclear whether the existing Spring Hollow Lane complies with the requirements for a Class II road in Section 12.0 since no plan view was provided.
6. The typical section proposes shale as the road surface in lieu of crushed stone. Although we do not have any objection, the Planning Commission must approve.
7. A waiver of the scale of the drawing for 1"=50' to 1"=100' will be required.
8. A waiver of the drawing size from 24"x36" to 8.5"x14" will be required.
9. A statement should be added to the plat stating that no existing wetlands exist on the site.
10. Two (2) elevation benchmarks must be shown.
11. If there is to be grading in the vicinity of the house or driveway, the proposed grades must be shown.

One the technical requirements are satisfactorily addressed, the plat should be resubmitted for conformance with the technical requirements of the ordinance.

Engineer Report – June 8, 2010  
Arro Consulting – Richard Parks, P.E.  
Preliminary Plat for Paul and Nancy Fowler  
Lot 7A – Spring Hollow Subdivision  
Single Family Subdivision

We have reviewed the submitted preliminary plat and find it meets the minimum technical requirements of the subdivision ordinance providing the following conditions are satisfied.

- A. Planning Commission approval of the following requested waivers.
  1. Reduction from 50' to 28' for distance from well to property line (Section 11.2(1));
  2. Reduction of road width from 18' to 16' with 2' shoulders (Section 11.2(2))

3. Reduction of scale of plat from 1"=50' to 1"=100' (Section 13.2(a))
4. Reduction of drawing size from 24"x36" to 8.5"x14" (Section 13.2(a))

If approved, the waivers and dates approved should be noted on the plat.

- B. The upgrade of Spring Hollow Lane to 16' with 2' shoulders with a turnaround and relocation of the driveway should be shown on the plan view to properly depict the horizontal alignment and to confirm the alignment meets the minimal technical requirements of the ordinance. The plans currently show the typical cross section and profile but no plan view of the road improvements are shown at this time.

There was some discussion regarding the establishment of Spring Hollow Subdivision in 1996 through the exemption process. Because all of the exemptions have been used for this property, any further division of land must comply with the provisions depicted in the subdivision ordinance. The applicant has submitted a preliminary plat to divide Lot 7 of Spring Hollow Subdivision into two lots. The applicant has also submitted four waiver requests for the Planning Commission to consider. They are as follows:

1. Reduction from 50' to 28' for distance from well to property line (Section 11.2(1));
2. Reduction of road width from 18' to 16' with 2' shoulders (Section 11.2(2))
3. Reduction of scale of plat from 1"=50' to 1"=100' (Section 13.2(a))
4. Reduction of drawing size from 24"x36" to 8.5"x14" (Section 13.2(a))

The waiver request for the well location is because this is an existing well that was drilled prior to the 50 feet setback requirement. Planning Commission members questioned where the building site is for the adjacent lot and whether there would be adequate space between their proposed septic and well locations and the existing well location. Chuck Dawson from Berkeley Land Surveys, representing the applicant, stated that there should be adequate space for the placement of a well and septic on the adjacent lot and that it should provide adequate spacing between the existing well and septic system and the proposed well and septic locations for the new lot. The waiver requesting the reduction of road width to 16 feet is due to the fact that Gaither Road, the state maintained road which services Spring Hollow Road, is this width with little or no shoulder available.

The Planning Commission took the following action on the Preliminary Plat submittal for Spring Hollow Subdivision Lot 7 and 7A.

On a Carl Cowgill/Mary Ellen Largent motion, the Planning Commission approved the request to waive the 50 feet setback for well placement because the well is existing and was installed prior to the implementation of this setback requirement. Motion carried.

On a Carl Cowgill/Scott Swaim motion, the Planning Commission approved the waiver requesting the reduction in the plat scale to 1"=100'. Motion carried.

On a Carl Cowgill/Mary Ellen Largent motion, the Planning Commission approved the waiver requesting the reduction of the plat size to 8.5"x14". Motion carried.

On a Scott Swaim/Susan Parker motion, the Planning Commission approved the preliminary plat submittal for Spring Hollow Subdivision Lot 7 and 7A as presented and subject to the waivers considered and approved. Motion carried.

#### IV. COMMERCIAL AND INDUSTRIAL IMPROVEMENT LOCATION PERMIT APPLICATION

- A. Tri Lake Park Football Camp  
Owned and Developed by: Eric Carper, Tri Lake Holdings, Inc.  
Located on Timber Ridge Road at intersection with Fish Hatchery Road  
Proposed project consists of 360'x160' football field, 46 – 20'x30' camping cottages, 60'x120' pavilion, 30'x60' bathhouse/nurses station

Developer requested to be removed from the agenda at this time and will contact staff to reschedule.

#### V. OTHER BUSINESS

- A. Morgan County Fair Display

Staff was taking suggestions from the members as to this year's theme for the Planning Commission's booth at the Morgan County Fair. Should the County Commission continue to move forward with the zoning ordinance and place it on the November ballot, the zoning map and ordinance will be the theme for this years' booth.

- B. Land Use Subcommittee/Zoning Report Update  
Preparation for public hearings/public comment period

Public Hearing dates for receiving public comments:  
July 1, 2010, 7:00 p.m. – Warm Springs Middle School cafeteria  
July 2, 2010, 3:00 p.m. – Paw Paw Schools cafeteria

The County Commission had requested that a power point presentation be prepared for the public hearings. The power point will need to be brief and highlight the main issues of the ordinance. Jack Soronen, President of the Planning Commission and Chairman of the Land Use Committee, along with staff, submitted a draft of the power point presentation for the members to review and comment on. Any proposed changes should be forwarded to staff by the end of the week in preparation of the hearings.

Staff will have copies of the ordinance available at the public hearings along with copies of the power point presentation for the public to take with them. Because the power point has color maps incorporated within the presentation, staff will research the cost of having them printed professionally and request funding from the County Commission.

## VI. ADJOURNMENT

The meeting adjourned at 9:00 p.m.