

Jackson County Planning Commission

Meeting Minutes

April 12, 2007

I. Call to order

Bob Marney called the meeting to order at 7:00 pm

II. Roll call

Commission members present: Bob Marney, Don Schuyler, Joe Conley, Bernie Clark and Melvin Bailey

III. Approval of minutes from last meeting

After reviewing the minutes from the March 8th meeting Joe Conely made a motion to approve the minutes, Don Schuyler seconded the motion, all present voted in favor to approve said minutes

IV. New business

Allen Gilmore, Zoning Change from A-1 to I-1:

Darrin Reith presented the application, stating that Mr. Gilmore's intended use of the property is to build a building to store his cranes; the building would be located at the front of the property. Only the front 5 acres is to be rezoned.

Allen Gilmore further explained the business that he wished to operate at this location, and passed some photos around those present of his current operation and of his equipment that will be stored at this location.

Bob Marney opened the floor for public discussion.

Jen Hageman: Asked, since they've outgrown their current facility, what are the possibilities of them outgrowing this location in the near future?

Allen Gilmore stated that they are currently located on a 1.5 acre lot, with smaller buildings and no room for growth. He doesn't foresee out growing this facility any time soon.

Jen Hageman also inquired as to what other types of business/industry could be located in this zoning district.

Darrin Reith read through the allowed uses in the I-1 Light Industrial Zoning District.

Michael Henry stated that he is in favor of the proposed zoning change, he lives to the east of the property

Mark Costler from Fidelity Bank, who does business with Allen Gilmore, stated that Mr. Gilmore is a very responsible business man and takes care of his equipment.

Bob Marney closed public comment:

The Commission discussed the actual location of the building and the locations of driveways and access to the road. Also located the property on the Future Land Use map and identified it as being in the Suburban Tier.

Joe Conely made a motion to approve the change from A-1 General Agriculture to I-1 Light Industrial on the front 5 acres of the property.

Melvin Bailey Seconded the motion

Bob Marney called for a vote, Bob Marney, Don Schuyler, Melvin Bailey and Joe Conely voted in favor, and Bernie Clark was opposed.

Motion Passed

Tommy Hall, Application for Lot Split

Darrin Reith introduced the application. Stating that Mr. Hall property is located south of the intersection of US 75 and 158th Road on the West Side of US 75. The property is currently 26 acres; he wishes to split the parcel into one 10 acre lot that includes his current home, and a 16 acre lot for a building site for his son to build a home.

Bob Marney opened the floor for public comment:

No one was present for comment. The Planning Commission opened for discussion.

Don Schuyler mentioned that he felt that this fell under the 20 acre rule. And that it would need it to be platted. It was brought up that he already had a survey of the two properties completed and that the commission could vote on a split based upon that survey. It was stated by Bob Marney that if Mr. Hall intended to split the property any further than these two lots that he would have to go through the sub-division process.

Don Schuyler moved to approve the lot split as proposed, Joe Conely seconded the motion all present voted in favor, motion passed.

Ray Foster, Preliminary Subdivision Platt

Darrin Reith introduced the application, stating that Mr. Foster owns property just to the west of the intersection of US 75 and 214th Road. He wished to sub-divide his remaining property into two (2), 3.79 acre lots. This property is currently zoned B-4.

Bob Marney opened the floor up to public comment.

Tonya Barta wanted to know what the intentions of Ray Foster were with these lots. Mr. Foster stated that he had no immediate plans, but wanted to define these properties for future sale.

Joe Conely stated questions about a water easement for the rural water district, as to the exact location of the easement and if it crossed any of the proposed two parcels.

Joe Conely stated that he feels that the water easement location needs to be confirmed.

Joe Conely moved to table the application until the water easement location has been confirmed.
Bernie Clark seconded the motion, all present voted in favor. Motion passed.

V. Adjournment

Melvin Bailey made motion to adjourn the meeting. Don Schuyler seconded the motion; all present voted in favor, meeting was adjourned.

Minutes submitted by: Darrin Reith

Minutes approved by: