

PLANNING AND ZONING MEETING

MINUTES

FEBRUARY 21, 2024

PLANNING AND ZONING COMMITTEE: Duane Beck Ronald Hall
Valerie Dugdale Corey Phoebus
John Wright

TOWN EMPLOYEES: Cheryl Lynch Town Clerk

OTHERS: Priscilla Schoolfield Chris Nacchia
Lisa Wilgus Larry Wilgus
Steven Benton Greg Welch

MEETING CALLED TO ORDER:

Duane called the meeting to order at 6:02pm

MOTION TO APPROVE THE AGENDA WITH ANY ADDITIONS OR DELETIONS:

Ron made the motion to approve the agenda and seconded by Corey
Motion was unanimous

PRESENTATION AND APPROVAL OF MINUTES:

January 16, 2024- Corey made the motion to approve the minutes and seconded by Ron.
Motion was unanimous

NEW BUSINESS:

**DISCUSS ANNEXATION FOR CHRISTOPHER/FAYLYN NACCHIA, 244 CLAYTON AVENUE,
TAX MAP PARCEL NUMBER 433-6.06-3.03**

**DISCUSS ANNEXATION FOR LARRY AND LISA WILGUS, 248 CLAYTON AVENUE, TAX MAP
PARCEL NUMBER 433-6.06-3.01**

**DISCUSS ANNEXATION FOR STEVEN BENTON 250 CLAYTON AVENUE, TAX MAP PARCEL
NUMBER 433-6.06-3.00**

Chris noted they would like to rezone their property for Neighborhood Business and also, would need to annex the balance of their property into town limits. Chris noted half of the property is in town and the other half is out of town. Chris noted they also want to have a few little cottages with just a bed and bathroom no kitchen.

Ron noted where would Chris want the pole building for the produce stand.

Chris noted the building would be in the front of his property.

Ron noted to Chris would the produce stand be seasonal.

Chris noted would be seasoning for now.

John noted the Committee needs to come up with the Pros and cons for Plan of Services.

Cheryl noted the Planning and Zoning Committee will need to complete the pros and cons for the annexation, submit their recommendation at the next Council meeting, Town Council will forward to Plan of Services once we receive the approval the Town council will schedule a Public Hearing. After the public hearing the properties will come back to Planning and Zoning to discuss the rezoning to Neighborhood Business.

Greg noted need to complete the annexation and rezoning at the same time because the annexation is contingent upon the approval of the rezoning.

Cheryl noted if the parcel is five acres or less the annexation doesn't have to be on Plan of Services agenda, they have a committee that handles less than five acres.

John noted need to make recommendation of pros and cons.

Valerie- yes

Ron- yes

Corey- Yes

Duane- Yes

John didn't vote he will vote during the Town Council meeting

John noted the pros would be Cleans up Boundary lines, Consistent with the Comprehensive Plan, Additional Property Tax, Attract New Businesses
The cons would be increase in traffic and lighting,

DISCUSS ANNEXATION FOR LARRY/LISA WILGUS, 248 CLAYTON AVENUE, TAX MAP PARCEL 433-6.06-3.01:

Larry noted they want to be in compliant and we already operate an AirB&B on the property. We converted a building for the Air B & B and we want to build another building.

Larry noted he needs to annex .655 acres into town and our total property is about 3.01 acres.

Larry noted they also want to be Neighborhood Business.

Cheryl noted she had talked with Kyle Gulbranson, and he advised Cheryl if the all properties together total five acres they could rezone to Neighborhood Business because the properties are contiguous.

Duane noted the same pros and cons for Larry and Lisa Wilgus and recommendations to move forward with annexation and rezoning of Neighborhood Business.

Corey- Yes

Ron- Yes

Valerie- Yes

Duane- Yes

DISCUSS ANNEXATION FOR STEVEN BENTON 250 CLAYTON AVENUE, TAX MAP PARCEL NUMBER 433-6.06-3.00

Steven noted he is trying to get the tax ditch changed from a tax ditch. He has a Court Order to request the change on the tax ditch. I also would like to build a market or coffee shop.

Duane noted the same pros and cons for Steven Benton and the annexation recommendation and rezoning of Neighborhood Business.

Corey- Yes

Ron – Yes

Valerie- Yes

Duane – Yes

John will vote during the Town Council meeting

John noted if Kristen could submit her Annexation application in then we could hold a Planning and Zoning meeting prior to the Town council Meeting.

John noted the applicants should have paid \$2,000.00 for Escrow and \$500.00 application fee. The \$2000.00 would handle the advertising in the newspaper and any consultant fee.

Cheryl noted exactly what are the applicants going to pay for the annexation?

John noted each applicant would pay \$500.00 for an application fee and \$2000.00 for escrow.

John noted the escrow again would consist of advertising fee and consulting fee and if there is a balance after expenses the applicants would be reimbursed.

COMMENTS FROM ANYONE IN ATTENDANCE:

None

ADJOURN:

Duane adjourned the meeting at 6:47pm and seconded by Ron
Motion was unanimous

RESPECTFULLY

**CHERYL A LYNCH
TOWN CLERK**