

Minutes

Elwood Town Planning Commission Work Meeting

Tuesday July 20, 2021

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, July 20, 2021.

Present: William Call, Curtis Crouch, Quinn Hamson, Dakota Nelson

Others Present: Mark Lay, Lacy Richards, Steve Anderson, Gina Marble, Keenan Nelson, Scott Goodliffe, Mike Pace, Jon Howard, Steve Woerner

WELCOME

Meeting started at 7 pm. Commissioner Hamson offered a prayer and Commissioner Crouch led with the pledge.

COMMISSION BUSINESS

- Action Item A - Mike Udy, Country Lane Estates Phase 2 Concept and Preliminary Plan. Ben Johnson representing Country Lane Estates Phase 2 addressed the commission. He discussed drainage requirements and confirmed that yes town is requiring curb, gutter and sidewalk per town ordinances. Ben stated that that will change the drainage on the plan. Commission reported that a secondary water system is in the works and water shares will be turned over to the town. Mike said they have 8 shares which is 2.5 hours at some inconvenient time. The suggestion was stated to put in dry lines in preparation for the secondary water system that is coming. 11.10.04 ordinance for protection strip was requested. Town planner, Steve Anderson said this is not appropriate in this case because lot 16 does get advantage. Steve Anderson will research this further. It was stated that the pond needs to be part of a lot. There was discussion on the advantages in drainage with having not curb, gutter and sidewalk. The conclusion was that Elwood Town ordinance states curb, gutter and sidewalk and other subdivisions are complying and so this should be no exception. Commissioner Nelson motioned to table Country Lane Estates Phase 2 Subdivision for Concept and Preliminary Plan with needed changes as stated in town engineer report and discussed tonight. Commissioner Hamson seconded it, all in favor, motion passed.

WORK MEETING

- Discussion Item A - New General Plan Map with Town Council Members. Feedback included:
 - Peterson Park is listed as public space but it is actually private property.

- Request to find a zone for condominium/multifamily since it will eventually be required in our town(after growth). Steve Anderson, Town Planner, stated we could let the developer suggest and then rezone it.
- Cluster housing-There is some cluster possible with RD1 and RD2. The idea here is that we introduce the RD1 and RD2 as incremental change, but not do all the change at once. Then as it is asked for we can move to more density. There was discussion on MDA, Master Development Agreement, to deal with anything that is more than 2 units per acre. Town Planners can write up a new ordinance to point to an MDA in these situations.
- The differenantion is was discussed between a General Plan=Future/Ideal and Zone Plan=Actual. To change the Zoning Plan is another step that could be taken beyond the General Map Plan.
- Other discussion included:
 - Subdivisions need to be held accountable to complete their subdivisions as stated in the conditions of their permits. ie M. Lamont asphalt and J. Daniels asphalt.
 - Commission needs to hold to the ordinances-curb, gutter, sidewalk.
 - Protection Strip discussion/Pioneering Agreement
 - Changes needed on 11.10.07 ordinance-take away this option.
 - Changes needed on 2017-001 -change shares come to town to be congruent with other ordinances.
 - The Planning Commission can fix the General Plan Map as discussed and recommend it to the Town Council.
 - The Town Planner will put together the MDA Process and Lacy suggests we also get legal advice.
 - Scott Goodliffe with red line the 11.10.07 and 2017-001 ordinances with suggestions.
 - Timing on public town hall/open house?
 - Suggestion to table the rezone until after open house and public hearing.

Meeting adjourned at 8:47 pm