

Minutes

Elwood Town Planning Commission Work Meeting

Tuesday, September 20, 2022

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, September 20, 2022.

Present: William Call, Curtis Crouch, Phil Shimek, Quinn Hamson

Others Present: Samuel Heiner, Mayor Keenan Nelson, Lynn Hardy, Kelli Shimek, Stephen Francis, Melissa Francis, Mike Pace, Britton Hayden, Karolina Munns

Commissioner Call conducted the meeting, by welcoming everyone to the meeting.

Commission Business

- Action Item A: Conditional Use Permit - Stephen Francis with SF Customs - 9725 N Hwy 13 #5. Stephen Francis has an auto sales and mechanic shop where he is reconditioning and selling autos. Samuel Heiner stated that the use does fit in the schedule of uses with a conditional use permit. Commissioner Hamson, motioned to approve the SF Customs Conditional Use Permit, Commissioner Crouch seconded it, all in favor, motion passed.

Work Meeting

- Discussion Item A: Discussion with Town Council Members on Zoning Map. The councilman attending asks a few questions about R1-20 and R1-40 verses RD1 and RD2. There are no changes in the setbacks, and the RD1 and RD 2 give opportunity for higher density lots with RD1 consisting of 1 lot per acre with the minimum lot size being 14,500 square feet, and RD2 consisting of 2 lots per acre with the minimum lot size being 10,000 square feet. An Agricultural zoned property can have a home built on it. Another point brought up was the Planning Commission's request the the number of taps be kept on top of and that Shane Taggart be in direct contact with Steve Woerner on the remaining taps available so that a developer does not all the sudden be told "no more available taps" when he is in the middle of his development. The councilman also talked about the River Bend Subdivision that the planning commission had recommended to the town council and the town council did not approve at their September meeting. Councilman commented that a hammerhead turnaround is not sufficient, there can be a temporary turnaround during the phase development, but there has to be a physical turnaround. Also, River Road is too narrow and if more of the land sluffs off there will be problems with the road. Also, there needs to be an easement for the ditch and it needs to be on the

plan. The planning commission is currently working on a sensitive lands ordinance that will address this land/road issue, but it is not in place yet. The planning commission stated that they had discussed these items also, and the recommendation was made on the conditions that the developers followed all the review comments of the town engineer, Shane Taggart. There was further discussion on communicating the details of our meeting on these recommendations with the town council members. It was concluded that the town council liaison that attends the planning commission is providing detailed notes from the planning commission meetings for this purpose. Mark Lay and Scott Goodliffe are providing these detailed notes and doing a fine job. Karolina and Gina are also communicating with these items for the purpose of the agenda preparation, timeline, etc. For the River Bend Subdivision, the item was tabled at the September town council meeting because no one attended the meeting representing this development.

- Discussion Item B: Discussion of Sensitive Lands Overlay Ordinance. Samuel Heiner handed out a rough draft ordinance to the commissioners for discussion. This ordinance's purpose is to provide guidelines for developers for any sensitive lands in their development locations. The ordinance states any safety concerns, and requires more stringent and careful processes in development in sensitive land areas. The commissioners asked if all the sensitive areas had been identified on the map. It is requested that Samuel Heiner meet with the Mayor, town council and anyone they suggest to identify sensitive areas on the map. This concluded the discussion for now, with the planning commission continuing to work on the ordinance in the future.
- Discussion Item C: Discussion of General Plan with Samuel Heiner. Samuel Heiner introduced the idea of creating a committee consisting of a planning commission member, a town council member, a farmer, a businessman, canal board member, community member with the purpose of working through the General Plan with Samuel Heiner and a secretary (Gina or Karolina). Then the committee would report back to the planning commission with their progress and plan. The planning commission could then work with it and move to implement the plan. The discussion of who should create the committee and who gets to appoint members was had. Samuel Heiner stated that he would hold off on working further with the General Plan until the town created this committee. He researched and emailed information stating that this committee would be created and appointed by the town council. The plan is for the town council to take this idea from here and the planning commission will move forward as requested by the town council.
- The meeting was adjourned at 8:07pm by Commissioner Call.