

## **Lincoln County Planning and Zoning Committee**

**Monday, May 15, 2006 at 6:30 p.m.**

### **Land Resource Center Meeting Room**

**(Minutes are being prepared because a quorum of the Committee was present at this work session)**

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 6:30 p.m. in the Land Resource Center Meeting Room. Members present: Saal, G. Rusch, and Short along with Dan Miller; Zoning Administrator and Dan Bowers; Zoning Specialist and the following representatives from Lincoln County Towns: Ron Hornischer – Harding, Earl Welker – Schley, Phil Rausch – Wilson, Bill Jelinek – Bradley, Charlene Woller – Corning, Mike Prain - Russell.
2. Review Chapter 17 Revisions – The group went over the working document that had been reviewed in the previous two meetings with the township delegates. The red printed comments reflected the consensus expressed by the township representatives and the blue printed comments were reflective of consensus reached by the various land related staff and Corporation Counsel. In response to comments made by Welker at the end of the previous meeting, Miller explained why allowing towns to review land use permits and impose conditions is not defensible and legal. He suggested that if towns had desires to impose more standards than what are imposed by the zoning ordinance that they create local ordinances that are subject to appeal and challenge and then he would instruct citizens to contact the various town officials in charge of enforcing those standards. The group also discussed the impacts of ATCP51 and the need to further refine the Zoning Ordinance to reflect the mandates of that administrative code by November 1<sup>st</sup>.
3. Review Chapter 18 Memo – Miller explained the concepts being proposed as changes to the Subdivision Ordinance (Chapter 18). Condominium conversions and new plats will be reviewed under a new section of the chapter and much like major and minor subdivisions there will be major and minor condo developments. This will be the first time that condo developments will be reviewed and approved prior to recording the articles and plats. Many of the same standards for subdivision developments will be imposed by the new sections within the code. Other amendments to chapter 18 were mentioned including fees in lieu of public land dedications not being tied to the consumer inflation index, various definition changes, adding address and road naming issues into the platting process and the need to ensure that all new roads be town roads unless a waiver for good reason is requested. This would ensure that numerous cul-de-sacs are not created and that effective road systems are planned for future development potential. The department is planning to hold a focus group session with various stake holders on the proposed amendments to Chapter 18 for their input. A public hearing separate from the one for Chapter 17 will be scheduled at a later date.
4. Town Resolutions - Miller explained the amendment process for the zoning ordinance amendments to the group and stated that if the towns wished to speed the process along they could submit resolutions of support for the amendments to the County Clerk. If a majority of the towns do so, then we would not have to wait 40 days after the County Board approves them for the amendments to become affective. Miller said he would send out a sample resolution to each town.

Hornischer stated that he felt that it was important for the group of town delegates to go on record in support of the amendments that had been discussed for three meetings. He made a motion that the group go on record in support for the amendments to chapter 17 and the concepts for amendments to chapter 18. It was seconded by Mike Prain and all voted in favor.

Saal thanked the group for taking the time to meet and discuss the amendment proposals and help the county to sift through the issues. He felt that by doing so it created a better ordinance and one that will receive better support at hearing and at the County Board. He adjourned the meeting at 8:00 p.m.