

MARION COUNTY PLANNING COMMISSION

JULY MEETING, JULY 23, 1992

Record of Proceedings

The meeting was called to order by Chairman Sherwin Ammeter at 7:30 P.M.

Roll call was answered by Planning Commission members Sherwin Ammeter, Marlin Janzen, Eileen Sieger, Dorman Becker, Terril Eberhard, Lewis Unruh, W.M. Pierce, and Dean Fincham. Also in attendance were Herb Bartel, Secretary, David Yearout, Consultant, Max Hayen, County Appraiser, and County Commissioners Linda Peterson and Leon Suderman.

Marlin Janzen moved to approve the minutes of the May 28, 1992 meeting as read. Dorman Becker seconded the motion. Motion passed unanimously. Minutes approved.

Each Planning Commission member then reviewed the proposed zoning maps for their districts. It was noted that flood plain districts are on the Flood Hazard Boundary Maps reviewed at an earlier meeting. Mr. Yearout pointed out that there will be some changes to the zoning regulations text from this rough copy to the finished copy. Some he mentioned were:

- \* in the definition for dwelling the reference to minimum square feet was deleted
- \* definition 74 - drive-in establishment - reference to automobile was changed to motor vehicle

- \* several other small changes, ie, punctuation, spacing, etc.
- \* page 12 - definition of hotel - deleted 'automobile court' which is an obsolete term
- \* page 23 - filled in blanks, referenced Articles 15 & 16
- \* page 24, Item 2 - change permitting cemetery use in an agricultural district. Cemeteries will remain conditional in all other districts. All remaining items will be re-numbered accordingly.
- \* page 25, Article 2 - the blanks in the articles will be properly numbered and filled in
- \* the regulations reserve a section to add sign regulations at a later date
- \* page 32 - Neighborhood Commission Districts - under the use regulations #1 is deleted
- \* requirement to require auto service stations to have underground storage tanks deleted due to all the new federal regulations
- \* page 33 - reference to plan approval guidelines and performance standards
- \* Article 7 - blanks filled in and on page 37, the lot areas were adjusted in the General Commission Districts
- \* several more 'fill in the blanks' changes

Mr. Bartel related that the state has received the flood plain regulations and they are being reviewed.

Mr. Yearout pointed out that the lot size requirements in some areas may have to be changed depending on what the Commission does with the sanitary codes. Mr. Yearout is going to send the Planning

Commission members a "Public Hearing" copy of the regulations, blue in color, before the next scheduled meeting. Discussion was held on fees for permits. Mr. Yearout related that the fees should offset the administrative costs and that they should be set by the County Commissioners. A preference for minimum fees was expressed by Commission members. Discussion was held regarding the legal notice of public hearings.

A motion was made by Dorman Becker that the maps be accepted with the revisions that have been made as presented for the purpose of going to public hearing. Motion seconded by Marlin Janzen. All in favor, motion carried.

Chairman Ammeter opened discussion on the Regulations. A motion was made by W.M. Pierce that the Commission accept the Regulations with the changes as presented. Eileen Sieger seconded. All in favor, motion carried.

Chairman Ammeter asked for discussion on the legal notice for public hearing and the public hearing itself. Eileen Sieger moved that the public hearings be held on September 22 & 24, 1992 and that legal notice be published on August 26, 1992 in local newspapers. There was a second by Dean Fincham. All in favor, motion carried.

Agenda Item #5 - New state requirements for solid waste planning

and a tipping fee of \$1.50 per ton were reviewed. No action was required on this report.

Dean Fincham made a motion to adjourn the meeting. There was a second by W.M. Pierce. All in favor, motion passed. Meeting adjourned.