

Madison County Planning & Zoning

MEETING MINUTES

Work Meeting
September 22, 2016

Chairman Rick Robertson called the meeting to order at 7:08 p.m. Those attending were Arlene Anderson, Matt Hartline, Mike Munns, Rick Robertson, Doug Sakota, Bill Squires, Shane Sutton, Aaron Swenson, Christy Swenson, Ed Williams, Administrator Brent McFadden, Legal Counsel Troy Evans, Coordinator Judy Coy, and Shane Ruebush. Commission members Mark Hansen, and Anthony Merrill were excused. The Pledge of Allegiance was recited and roll call was taken.

September 8th Public Hearing Minutes

Chairman Robertson asked if there were any changes to the meeting minutes from the September 8th public hearing. No changes were requested and a motion was made by Ed Williams to approve the minutes as presented. Bill Squires seconded the motion. Motion carried.

Findings of Fact for the Boyd Baggett – Conditional Use Permit

Chairman Robertson asked if there were any changes to the Findings of Fact for the Boyd Baggett public hearing minutes. No changes were requested and a motion was made by Bill Squires to approve the document as presented. Aaron Swenson seconded the motion. Motion carried.

Discussion on Gravel Pit, Accessory to Development and Gravel Pit, Commercial definitions

Brent McFadden read the gravel pit changes sheet as follows:

GRAVEL PIT CHANGES

A. New/changed/removed definitions in UDC Section 101-2.

1. Section 101-2: Replace “*Gravel mining, small,*” definition with this definition:

Gravel Pit, Accessory to Development: means mining for use on site only for the construction of roads and development of landscaping. This must be 6 acres or less in size for the total mining area to be a small-scale development and fit within this definition.

2. Section 101-2: Replace “*Gravel pit, large,*” definition with this definition:

Gravel Pit, Commercial: means the mining, dredging and excavation of land. It also means gravel that is surplus in excavations for ponds and lakes when finished will total more than 6 acres in size on the original parcel or on parcels contiguous to the original parcel. This gravel is not completely utilized on site and is disposed of primarily offsite for remuneration. *Gravel Pit, Commercial* will require a conditional use permit to be allowed in certain zones per Madison County’s Uniform Development Code, section 117-51. All *Gravel Pit, Commercial* areas must also adhere to the Gravel Pit Overlay Zone (GPO) of Madison County’s Uniform Development Code, section 117-62.

3. Section 101-2: Completely remove the definition for “*Gravel mining, large.*”

B. Update Land Use Table in section 117-51 to reflect these changes.

1. Need to determine where “Gravel Pit, Accessory to Development” will be allowed.
2. Need to determine where “Gravel Pit, Commercial” will be allowed.

Discussion followed. There were motions made as follows:

1. Section 101-2: Replace “Gravel mining, small,” definition.

A motion was made by Aaron Swenson to leave the definition as is to read “mining for use on site for construction such as roads, and development of landscaping...”. Matt Hartline seconded the motion to change the definition. Arlene Anderson voted nay all of the other commission members voted aye with the exception of Christy Swenson who was out of the room. The motion passed by majority vote. Motion carried.

2. Section 101-2: Replace “Gravel pit, large,” definition.

A motion was made by Matt Hartline to accept the definition change by inserting the word “that” after lakes on the second line. The motion was seconded by Bill Squires. Roll call vote was taken with everyone voting in favor. Motion carried by unanimous vote.

3. Section 101-2: Completely remove the definition for “Gravel mining, large.”

A motion was made by Christy Swenson to completely remove the definition for gravel mining large in section 101-2 as it is no longer necessary. Ed Williams seconded the motion. Roll call vote was taken with everyone voting in favor. Motion carried by unanimous vote.

Addition to the definition under Section 101-2: Gravel Pit, Commercial.

Aaron Swenson made a motion to add the following sentences as follows to the definition, and the Land Use Table: “This gravel is not completely utilized on site and is disposed of primarily offsite for remuneration. Gravel Pit Commercial will require a Conditional Use Permit (CUP) to be allowed only in zones designated in Madison County Uniform Development Code.....”. The motion was seconded by Mike Munns. Roll call vote was taken with Arlene Anderson voting nay and the other commission members voting aye. The motion carried by majority vote. After the various motions the changes made read as follows:

Gravel Pit Workup Sheet

September 22, 2016

1. New Definitions:

Section 101-2: Gravel Pit, Accessory to development: means mining for use on the site of a development, such as but not limited to, construction of roads and development of landscaping, etc. This must not exceed 6 acres in size for the total mining area to fit this definition. Gravel removed for remuneration must apply and receive a Conditional Use Permit (CUP) prior to removal.

Section 101-2: Gravel Pit, Commercial: means the mining, dredging and excavation of land. It also means gravel that is surplus in excavations for ponds and lakes when finished will total more than 6 acres in size on the original parcel or on parcels contiguous to the original parcel. This gravel is not completely utilized on site and is disposed of primarily offsite for remuneration. Gravel Pit Commercial will require a Conditional Use Permit (CUP) to be allowed only in zones designated in Madison County Uniform Development Code, § 117-51, Land Use Table. All Gravel Pit, Commercial areas must also adhere to the Gravel Pit Overlay Zone (GPO) of Madison County’s Uniform Development Code § 117-62.

Changes to the Land Use Table

Arlene Anderson made a motion to change the Land Use Table to permit gravel pits as an accessory in development in all zones as defined by the new definition. No one seconded the motion. Motion failed.

Arlene Anderson made a motion to allow Condition Use Permits for commercial gravel pits as follows: Agriculture, Commercial, Ag Rec, Light Industrial and Trans Ag. The motion was seconded by Matt Hartline. Roll call vote was taken with Aaron Swenson voting nay and the rest of the commission members voting aye. Motion carried by majority vote.

2. Changes to Land Use Table, § 117-51:

Gravel pit, Accessory to development									
(Note: if the gravel stays on site, it is permitted in all zones; if the gravel is removed for remuneration, a CUP is required.)	P/CUP								
Gravel pit, Commercial	C	C	C	C	C				C

Definition of a duplex dwelling for addition to the Code

Brent McFadden read the four choices for definition of a duplex dwelling. He noted that the definition for Duplex came out of the Webster’s Dictionary. The definition for Apartment came out of Webster’s Dictionary as well.

Duplex: A house having separate apartments for two families, especially a two story house having a complete apartment on each floor and two separate entrances.

Dwelling unit: A single unit, providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking and sanitation.

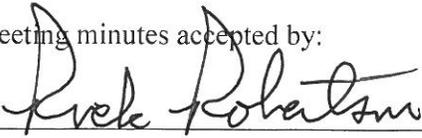
Two-family dwelling: A building consisting solely of two dwelling units.

Apartment: A room or group of related rooms, among similar sets in one building, designed for use as a dwelling.

After discussion a motion was made by Mike Munns to use “Duplex/Two-Family Dwelling a building consisting solely of two dwelling units with separate entrances.” The motion was seconded by Doug Sakota. Roll call vote was taken with a unanimous vote in favor. Motion carried.

No other business was brought to the table and a motion was made by Doug Sakota to adjourn the meeting at 8:57 p.m. Aaron Swenson seconded the motion. The meeting stood adjourned.

Meeting minutes accepted by:



Rick Robertson, Chairman

Meeting minutes prepared by:



Judy C. Coy, Coordinator