

Madison County
Planning & Zoning Commission

Work Meeting
April 14, 2016

Chairman Rick Robertson called the meeting to order at 7:07 PM. Those attending the meeting were Rick Robertson, Arlene Anderson, Mark Hansen, Matt Hartline, Anthony Merrill Mike Munns, Bill Squires, Doug Sakota, Shane Sutton, Christy Swenson, Aaron Swenson, Brent McFadden, Troy Evans, Judy Coy, and Kirsten Ruebush,. The Pledge of Allegiance was led by Chairman Robertson and roll call was taken. Commission member Ed Williams was excused.

Findings of Fact – Byron Bates Conditional Use Permit – Hardship Dwelling

The application made by Byron Bates for a conditional use permit for a hardship dwelling was presented at a public hearing on March 24, 2016. The Planning and Zoning Commission denied the request. The Findings of Fact, Conclusions and Recommendations of the Madison County Planning and Zoning Commission were presented and a motion was made by Matt Hartline to accept the document with changes. Christy Swenson seconded the motion. Motion carried by unanimous vote. Anthony Merrill abstained from voting due to his absence at the meeting.

Public Hearing Minutes for April 7, 2016

A public hearing was held on April 7, 2016 at which time there were two hearings. The first hearing was for the purpose of making amendments to the Land Use Table 101-51 allowing commercial gravel pits in commercial, agricultural and light industrial zones with a conditional use permit. The second hearing was held for amendments to Madison County code regarding Septic Systems allowing for sub-surface waste disposal of septic systems, for a central location in the code, and removing all other references in the Unified Development Code, to include Resolution No. 236. A motion was made by Bill Squires to approve the meeting minutes from the hearings with changes. Aaron Swenson seconded the motion. Motion carried by unanimous vote. Those abstaining from voting were Arlene Anderson, Mark Hansen, Anthony Merrill and Christy Swenson due to their absence at the meeting.

Findings of Fact – Septic System Ordinance

A hearing was held on April 7, 2016 for the purpose of making amendments to Madison County code regarding Septic Systems, allowing for sub-surface waste disposal of septic systems, for a central location in the code, and removing all other references in the Unified Development Code, to include Resolution No. 236. The Findings of Fact, Conclusions and Recommendations of the Madison County Planning and Zoning Commission were presented for approval. A motion was made by Mike Munns to approve the document with changes. Matt Hartline seconded the motion. Motion carried by unanimous vote in favor. Those abstaining from voting were Arlene Anderson, Mark Hansen, Anthony Merrill and Christy Swenson due to their absence at the meeting.

Findings of Fact – Land Use Table Change – Commercial Gravel Pits

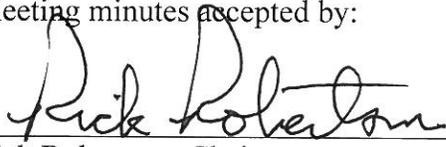
A public hearing was held at which time amendments to the Land Use Table allowing commercial gravel pits in commercial, agricultural and light industrial zones with a conditional use permit was heard. A motion was made by Bill Squires to deny making the proposed changes to the Land Use Table. The motion was seconded by Shane Sutton. The motion carried by unanimous vote in favor. Those abstaining from voting were Arlene Anderson, Mark Hansen, Anthony Merrill and Christy Swenson due to their absence at the meeting.

Section 101-2 definition of Gravel Pits Large

Matt Hartline lead the discussion regarding the definition for Gravel pit, large which states: Gravel pit, large means the mining, dredging and excavation of land. Gravel that is surplus in excavations for ponds, buildings, or structures and is not utilized on site and is disposed of off site will require a conditional use permit in Agricultural (A), Transitional Agricultural (TAG), Residential (R) and Commercial (C) Zones. However, it will be permitted in Gravel Pit Overlay Zones. On-site use will not require a permit. Suggestions were made to make changes to the Land Use Table 117-51 to match the definition in Section 101-2 regarding gravel mining/pit large and small. No motions were made to change anything at the meeting but it was suggested that further discussion follow at future work meetings.

No other business was presented and a motion was made by Christy Swenson to adjourn the meeting at 8:25 p.m. The motion was seconded by Doug Sakota. Motion carried.

Meeting minutes accepted by:



Rick Robertson, Chairman

Meeting minutes prepared by:



Judy C. Coy, Coordinator