

**Adams County Planning & Zoning Meeting**  
**April 20, 2015 7:00 p.m.**  
**Adams County Courthouse**

**Present**

Micki Eby  
Rich Laine  
Christy Ward  
Don Horton  
Penny Fisk

Bill Shore  
Steve Ryals

**Absent**

Jerry Lee

**Guests**

Jack Roberts  
Paula Roberts

Christy Ward called the regular meeting of the Adams County Planning Commission to order at 7:03 p.m. on April 20, 2015 in the courtroom of the Adams County Courthouse. Chairman Ward recessed the regular meeting and opened the public hearing for a request to amend an existing conditional use permit to allow offices for construction contractors, a car lot, and storage units to be added to the current permit. The application was submitted by Jack and Paula Roberts.

Mr. Roberts told commission members that he had purchased the property. He would like to add some office space and storage to the existing structure, which would be rented to other contractors. He will also add on office space for his own business. Toward the front of the property Mr. Roberts plans to have a used car lot that he will rent out to someone else to run. Toward the back of the property he plans to add several buildings of storage units. Mr. Roberts said that this project would be in the future and would probably be completed in stages. The car lot would have no more than 8 cars on it and eventually there may be as many as 80 storage units.

Commission members asked Mr. Roberts about lighting and signage for the business. He said that lighting would be minimal and that new signs would be placed over the existing signs. They also asked if any of the property would be paved and were told that no paving is planned. Commission members discussed with Mr. Roberts their concern that his application lacked any drawings as to what the buildings would look like or what type, if any, landscaping would be done. Commission members expressed their concern about the appearance of the property from Highway 95. Since the existing conditional use permit would allow Mr. Roberts to go ahead with the construction offices the commission members decided to not make a recommendation until Mr. Roberts had time to create some drawings with details about the rest of the application. Mr. Roberts will return next month with a more detailed presentation on his plans for the property. Chairman Ward asked if there was anyone wishing to make public comment and there was not. Chairman Ward closed the public hearing and reconvened the regular meeting.

Don Horton told the commission members that his office had been busy with building permits.

Steve Ryals moved to approve the minutes of the February 19, 2015 meeting as submitted. Rich Laine seconded the motion, which passed with all members present voting in favor of the motion.

Chairman Ward announced it was time for the annual meeting. After a short discussion Steve Ryals moved that we retain the current officers (Christy Ward as chair and Bill Shore as vice chair) and continue to hold monthly meetings the 3<sup>rd</sup> Monday of the month at 7:00 pm. Rich Laine seconded the motion which passed with all present voting in favor of the motion.

The meeting was adjourned at 8:05 p.m. The next regular meeting will be May 18, 2015 at 7:00 pm in the courtroom of the Adams County Courthouse

Penny Fisk  
P&Z Secretary