

Adams County Planning & Zoning Meeting
May 18, 2015 7:00 p.m.
Adams County Courthouse

Present

Micki Eby
Rich Laine
Christy Ward
Steve Ryals
Don Horton
Penny Fisk

Absent

Bill Shore

Guests

Jack Roberts
Paula Roberts

Christy Ward called the regular meeting of the Adams County Planning Commission to order at 7:00 p.m. on May 18, 2015 in the courtroom of the Adams County Courthouse. Chairman Ward recessed the regular meeting and reopened 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 showed the commission members a model of what he expects the property to look like. He discussed his plans for construction and clarified that there would be no fencing on the front of the property. Mr. Roberts stated that he had spoken with neighboring property owners and the only concern any neighbor had expressed was the possibility of light shining into his home as vehicles entered and exited the property. Mr. Roberts said by designating which way cars entered and left the property that issue was addressed.

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. Commission members discussed their concern that the existing conditional use permit was too broad and just adding to it would create more confusion about the use of the property. Several commission members said they had serious concerns about the compatibility of a car lot in the area. After discussing several other issues Steve Ryals moved that the Adams County Planning Commission recommends that a new conditional use permit be granted with the following conditions: (1) the conditional use permit is for operation of general contracting and construction and manufacturing of home and storage units components (2) the hours of manufacturing be from 7:00 am to 7:00 pm daily, except for holidays, (3) approval of a future home site for owner on the property, (4) weed control is maintained, (5) outdoor display pieces of sale items are limited to two, (6) there be no more than 80 storage units as the application states, (7) only contractor offices/storage space is built, (8) there be no commercial sale of vehicles allowed, and (9) changes to this conditional use permit requires a hearing before the planning commission. Mickie Eby seconded the motion, which passed with all members present voting in favor of the motion.

Don Horton told the commission members that a request for a change to a permit for a rock pit would be presented at the next meeting. He went over the differences between the two types of permits.

Mickie Eby moved to approve the minutes of the April 20, 2015 meeting as submitted with the correction that the number of storage units proposed was 80. Steve Ryals seconded the motion, which passed with all members present voting in favor of the motion.

The meeting was adjourned at 8:20 p.m. The next regular meeting will be June 16, 2015 at 7:00 pm in the courtroom of the Adams County Courthouse.

Penny Fisk
P&Z Secretary