

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Tuesday, September 11, 2012 at 5:00 p.m.

PRESENT: Chairman Carroll Imig, Monica Connett, K. Russell Crawford, Terry Hillegonds, Rosemary Palmer, Mel Stanford and Sue Sundell.

ABSENT: Paul Hahn, Darrell Meisinger

STAFF PRESENT: Kristal Deininger, Community Development Administrator; Kyle Smith, Land Use Planner; James Newman, ZBA Chairman; Mike Holly,

OTHERS PRESENT: Area Residents

CALL TO ORDER: Chairman Imig called the meeting to Order at 5:00 p.m.

MINUTES: Moved by Palmer, seconded by Stanford, to approve the minutes of the August 14, 2012 Land Use Meeting. On voice vote, **motion declared carried.**

**COMMUNITY
DEVELOPMENT ADM.:**

Proposed Amendment: Administrator Deininger submitted a proposed Amendment to the various parts of the Zoning Code. Ms. Deininger stated she prepared the Amendment based on the discussions at the August Land Use meeting. Mr. Deininger said some 4-H projects may need a Variance if they would have less than one acre, but they would have that option. Ms. Deininger added she felt it was appropriate to reduce the fee for this type of request and also suggested that 4-H projects could be a Temporary Use type project and if the applicant wanted longer than the Permit allowed, they could then go through the Special Use process.

Russ Crawford stated he was unsure about reducing the fees as the County already has lower fees that what will cover the actual cost on many items. Member Crawford said he was unsure about the Special Use process for chickens however it was an experiment and could be adjusted in necessary. Member Crawford added he would like an update in 90 days on the process.

Kyle Smith, Tri-County Land Use Planner stated he proposed lot sizes to be smaller to avoid the need for variances and would also propose verbiage to allow 4-H projects as a Temporary Use.

Sue Sundell stated she was against allowing chickens as a permitted use as it would take away the neighbors rights to voice any concern they may have.

Terry Hillegonds stated he would encourage the proposed Amendment be left as is with the option to change and adjust if needed.

Evelyn Neavear, Tazewell County Health Department stated one-half acre was too small in order to keep proper distances from wells to avoid contamination. Ms. Neavear said not only do you have to think of the well on the proposed property, you also have to be aware of any wells on adjacent properties.

Following discussion, moved by Stanford, seconded by Hillegonds, to recommend that the proposed Amendment be referred to the Zoning Board of Appeals for public Hearing. (see attached). **Motion carried by voice vote.**

LU-12-16 Resolution
Tri-County Reg. Plan.

Administrator Deininger presented a Resolution for a one year Contract Renewal with Tri-County Regional Planning Commission to provide Planning Services for the Community Development Department for the Committee's approval. The agreement would be effective December 1, 2012 through November 30, 2013. Ms. Deininger stated the contract fee was \$10,050, no more money than the previous year.

Russ Crawford stated the County has had a long standing relationship with Tri-County and it has always been a good working relationship.

Following discussion, moved by Crawford, seconded by Sundell, to recommend approval of LU-12-16 the proposed 1 year contract with Tri-County Regional Planning Commission beginning December 1, 2012, through November 30, 2013, upon approval of the Community Development Department's Fiscal Year 12-13 Operating Budget by the Tazewell County Board. On voice vote, **motion declared carried.**

LU-12-15 Resolution 911
Contract with Municipal
Addressing

Administrator Deininger presented resolution for renewal of a 1 year contract with 911 Municipal Addressing Services, Steve Hullcraz, contracted by the County to assign and/or reassign 911 addresses for the unincorporated areas of the County. The agreement would be effective December 1, 2012 through November 30, 2013. Ms. Deininger said the contract fee remained the same as the previous year at \$3,200.00.

Moved by Palmer, seconded by Sundell, to recommend approval of LU-12-15, the 1 year contract with 911 Municipal Addressing Services beginning December 1, 2012, through November 30, 2013, upon approval of the Community Development Department's Fiscal Year 12-13 Operating Budget by the Tazewell County Board. On voice vote, **motion declared carried.**

STAFF REPORT:

Administrator Deininger presented the Committee a Staff Report detailing revenues, expenses and other office related activity over the last month and year.

BILLS:

Moved by Stanford, seconded by Connett, to approve the bills for the Community Development Department as submitted. On voice vote, **motion declared carried.**

NEXT MEETING:

The next meeting of the Land Use Committee will be held on **Tuesday, October 9, 2012 at 5:00 p.m.** in the 3rd Floor Jury Meeting Room of the McKenzie Building.

RECESS:

There being no further business, the meeting recessed at 5:25 p.m.

Kristal Deininger, Secretary

Transcribed by Melissa A. Kreiter
Administrative Assistant