

Minutes

Elwood Town Planning Commission Work Meeting

Tuesday February 15, 2022

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, February 15, 2022.

Present: William Call, Dakota Nelson, Curtis Crouch, Quinn Hamson

Others Present: Scott Goodliffe, Karolina Munns

Work Meeting

- Shane Taggart emailed today saying he won't be at the meeting, but to let him know of anything.
- Discussion Item A: Title 10 Elwood Zoning Ordinance 10.09 Schedule of Uses. Commissioner Hamson came with his laptop and edited/commented on Shane's Excel document for 10.09 Schedule of Uses as the commissioners asked questions and made suggestions. I will attach a copy of these notes below:

Headings/Use Zoning

Comment: Change these two columns to include the R-1-20 and R-1-40 Zones that we also currently allow per town ordinance

Reply: Do we want to break these into two different columns instead of combining them? I think it is fine if they are combined if all of the uses and allowances will be the same

Agricultural and Related Uses

Item #12-Agricultural Industry

Comment: Can we get clarification on what this category is so we can determine where it should go?

Reply: This is similar to #1, but would be related to the sale of agricultural items. We could list it as Agricultural for Commercial..?

Residential Uses

Item #8-Home Occupations (no onsite patrons)

Comment: Can we get clarification on what this category is so we can determine where it should go?

Reply: The City needs to define "minor" - typically this would be a home occupation where there are minimum or no on-site patrons. Minor could be defined as "Home Occupation without onsite Patrons" and then Major could be "Home Occupation with onsite patrons"

Institution and Special Services

Item #12-Small Animal Boarding and Grooming (Enclosed building)

Comment: should we allow in a C1?

Reply: This is up to the City. If the conditions for the approval can be satisfactorily met, I don't see why not. The site is in an enclosed building.

Item #13-Residential Facility for Rehabilitation/Half-way house

Comment: Shane, what are your thoughts on changing this to Conditional

Reply: I think this is a good change. I would suggest verifying with the City Attorney to make sure this isn't something in State or Federal Code that requires it be "permitted" in at least one location (I could not find anything in State Code).

Recreational Uses

Item #2-Amusement Arcade

Comment: C?

Reply: That should be fine – good to be consistent with this type of use.

Item #3-Garage (public)

Comment: Please clarify what this is. Is it related to F1&2 (repairs) or F4&% (parking)

Reply: This could either be defined as a parking garage or a repair shop garage. It is probably covered in the other items listed and can be deleted.

Retail Commercial and Related Uses

Item #7-Commercial Retail Sales and Services

Comment: The different types of commercial retail are all listed so can we delete this category?

Reply: We don't want to assume that they are all listed - there is always that weird one that comes in that doesn't fit right in with the defined list.

Industrial/Manufacturing and Related Uses

Item #21-Express Office

Comment: Can we get clarification on what this category is so we can determine where it should go?

Reply: I am not even sure what this is - it was on the City's previous list. Express Office seems like it would be like a FedEx Express..? It can be deleted if it can't be defined.

Item #43-Planning Mills

Comment: Change to "Planing"

Reply: Updated spelling error - is that what you meant?

Item #48-Transfer Company

Comment: Can we get clarification on what this category is so we can determine where it should go?

Reply: A company that transfers passengers or baggage usually for a short distance between specified points or terminals.

Additional comments were emailed to answer/comment on the above items. Amy Hugie also directed our discussion via email on Instiution and Special Services Item #13-**Residential Facility for Rehabilitation/Half-way house** as stated in email dated February 24, 2022 below:

I have done some research – First, we need to remove “Residential Facility for Rehabilitation” from this line and leave just Half-way House. Leaving this in makes it sound like it is for some voluntary facility that treats drug and alcohol dependency and both of those are a disability under federal law and are protected by ADA. As for the Half-way House, I would not make it conditional in the agricultural zone. Sometime, that will be a residential zone and you could have a half-way house in the middle. We are not required to even have it permitted or conditional in any zone. But if you are going to list it as conditional then the C3 zone would be the best place for it.

Also, under the ADA, the residential facility for elderly and residential for disabled have to be treated just like the other types of residential and should be permitted in the residential zones instead of conditional. In whatever way we are treating our other residential (single family) we need to be treating these two also. Please let me know if there are any other questions or issues?

Amy

Shane address all emailed comments and finalized the documents 10.09 and 10.13(updated information as of 2-25-22)

- As the planning commission was working through documents, Todd Jensen, Lewis Cabinets came and questioned whether he was in the wrong meeting. Commissioner Call said that he was welcome to stay and listen to our meeting but that we were not ready for the C-3 zone that he is looking for, but are in fact working on getting it ready tonight.

- Discussion Item B: Title 10 Elwood Zoning Ordinance 10.13 Commercial Districts. The commissioners liked the changes made to this ordinance and feel its ready with the added C-3 zone documentation.
- The commissioners commented against passing a mass rezone to C-3, and for rezoning areas when it is defined.
- The commissioners agreed to do some homework in between meetings and make additional comments to Shane as he is addressing the comments from tonight's meeting so that ordinances 10.09 and 10.13 can be ready for March 1st Public Hearing. Karolina will get this scheduled with Gina in the morning.

Meeting was adjourned at 8:50 pm.