

# Minutes

## Elwood Town Planning Commission Work Meeting

Tuesday, August 16, 2022

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, August 16, 2022.

Present: William Call, Dakota Nelson, Curtis Crouch, Phil Shimek

Others Present: Amy Hugie, Shane Taggart, Karolina Munns

Commissioner Call conducted the meeting, by welcoming everyone to the meeting.

### Public Hearing

Commissioner Shimek moved to open the public hearing, Commissioner Crouch seconded the motion, all in favor, motion passed.

- Elwood Zoning Ordinance Chapter 10.15 Master Community Planned District.

There was no public comment. Commissioner Shimek moved to close the public hearing, Commissioner Crouch seconded, all in favor, motion passed.

### Commission Business

- Action Item A: Recommend Elwood Zoning Ordinance Chapter 10.15 Master Community Planned District. Commissioner Nelson motioned to recommend to the town council, Commissioner Crouch seconded the motion, all in favor, motion passed.

### Work Meeting

- Discussion Item A: Discussion on General Plan Map - Elwood Land Use Map – differentiate Zoning and Land Use. Shane Taggart attended our meeting in Samuel Heiner’s place(Sam had a family wedding to attend). Shane discussed the following items as summarized below. Land Use Map reflects the desired future development pattern in a given area. The Land Use Map is a part of the General Plan. The Zoning Map is a stand alone map, a living document, and it will show on the website once town council has passed it. It designates more specifically the rules and regulations of what kinds of uses are allowed on specific parcels and outlines design and development requirements and guidelines. When the planning commission changes the zoning, any

existing zones on parcels of land are grandfathered in. New development must follow the updated zoning map. Any rezone applications filed with the town do have specific steps to go through the process, which include a public hearing at the planning commission meeting. The planning commission would use the Land Use Map to verify the request if applicable to the general plan. Once the planning commission has recommended it to town council and town council has approved it, then the Zoning Map(living document) will be updated with the new zone listed on that parcel of land. Commissioners would like to continue to move the Zoning Map to town council, and Karolina will ask Sam to clean-up the Zoning Map with the goal of being able to recommend it to town council at the first September meeting. The planning commission will then work on fleshing out the Land Use Map along with the General Plan updates.

- Discussion Item B: Discuss the training video and General Plan review. There were many references to the training video and Commissioner Call again encourages commissioners to watch the video to learn more.
- Commissioner Call questioned the need for having to come to the planning commission to get a lot line adjustment done. Shane and others explained that when land is divided into two or more parcels, approval must be obtained from the planning commission according to town ordinance 11.01.050 Land Subdivision.
- The meeting was adjourned at 7:56 pm with Commissioner Nelson's motion and Commissioner Crouch's second, all were in favor and motion passed.