

# Minutes

## Elwood Town Planning Commission Work Meeting

Tuesday, October 17, 2023

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, October 17, 2023.

Present: Quinn Hamson, Curtis Crouch, Phil Shimek, Britton Hayden, Kevin Hall

Others Present: Samuel Heiner(Zoning Administrator), Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary), Eli Pali, Sherri Pali,James Grimes, Eric & Ashley Stevenson, Zack Pali

Commissioner Hamson conducted the meeting, by welcoming everyone to the meeting. As a note, the Ordinance 150.146 Access Roads was tabled by Town Council because they had concerns with how it applies to minor subdivisions. The planning commission tabled the KJE Minor Subdivision pending the approval of this ordinance by Town Council. Town Council tabled it so it is in their hands, but we need to research for the next planning commission meeting. Access Roads Ordinance was tabled by Town Council so it is in their court. The Town Council wants to have the Planning Commission on the same page as they make further changes to the ordinance in order to approve it at their next meeting.

Commissioner Hamson inquired of Scott Goodliffe for any additional town council update. Scott stated that there are four taps left, and he stated that the main reason that the town council tabled the Access Roads was because they were at odds whether the KJE Minor Subdivision was a 3-lot or 4-lot subdivision. Amy Hugie, Town Attorney, clarified by email that it is a 3-lot subdivision with a remaining parcel. Commissioner Hamson clarified that all subdivisions are held to the same standards, there is no difference if it qualifies for minor subdivision. Commissioner Shimek inquired about water taps, and Samuel Heiner and Scott Goodliffe explained that Steve Woerner, Public Works Director, is gathering information and he is directing the number of taps available, which is a variable number based on usage information the town is currently gathering.

### Work Meeting

- Discussion Item A: Ordinance Revision - Site Development Standards 155.172 discussion pertaining to setbacks. Samuel Heiner stated that the Access Road ordinance town council is reviewing does not have anything stated about setbacks. The only ways setbacks are determined is by zone definition. Commission Hamson pointed out that for future road development and needs to have sufficient space. Samuel Heiner said we have two different subjects here: roadway width and setbacks. Setbacks are currently determined by zone determination. Currently most setbacks are 30 feet. Commissioner Hayden added that this discussion is based on town council discussion and request of

changing ordinance to adjust setback requirements for homes that face a collector road. So for example, a home on collector road would require a greater setback to allow for a turnaround on the property so the need to back out onto the collector road is gone. Samuel Heiner stated that currently there is no ordinance defining the example just shared, but something could be added. Samuel Heiner referred to the email he wrote to this question of Commissioner Hamson stating that in his opinion, this is the wrong way to deal with this issue. The subject of the amendment of Access Roads 150.146 came up again, it was discussed by the commissioners and decided that the difference between how planning commission is looking at it and how town council is looking at it is causing different conclusions to how the ordinance should be amended. Samuel Heiner stated that in existing code when each lot is developed, the developer needs to show how they are not going to back up onto the collector road. If they can not prove this, then they are required to increase their setback to be able to do so. Commissioner Hayden commented that the town council showed concern for safety rather than less congestion. Commissioner Hall agreed that the planning commission needs to concentrate on planning, and planning is increasing the setbacks on collector roads. Commissioner Shimek inquired about how the General Plan Committee is involved with the Master Transportation Plan. Zack Pali, General Plan Committee Member, commented on their involvement with the Transportation Plan in setting up a grid of collector roads with a plan to increase setbacks on collector roads. Commissioners discussed the need for future planning ideas in the present development. Commissioner Hayden commented on a comment Commissioner Hall had stated before that we want to support the Ag community and have given a lot less restriction to them, but when you want to move out of the Ag community and move into development, a person needs to abide by the rules of the development community. He doesn't feel like we have that mental thought process in the Ag community currently. Commissioner Hall commented on the scenario of going from fully ag to allowing some residential, and there has been intent and today there is residential everywhere in the town. The intent of residential is to be residential. When we declare that we are a city, we become a city. The rule of a city is when you move to a city you give up your rights. We then all live by the city rules, and our intent is to be a city. Commissioner Shimek commented that it is still a person's land, but a person agrees to follow the rules of the city in which a person resides. The idea is to create rules that everyone can live by. The planning commission ended their discussion with a request from the town council to provide more guidance on whether increasing setbacks on collector roads is a future planning action to set ordinances on.

- Discussion Item B: Ordinance Revision - Schedule of Uses 155.126. The discussion continued with updates from the last meeting and moving forward. The use is now defined by type rather than the zone. Section G needs to go back to the previous version before the additional columns were added for RD-20, RD-40 and C-3, because the marks appear to be different than we decided before. Commissioner Hayden looked for the definitions of C-1, C-2, C-3 and could not find any.

- Discussion Item C: Ordinance Drafting - Parking of commercial vehicles in residential areas. Review and discussion continued. It is suggested by James Grimes, community member, that a FMCA commercial vehicle be defined so there is no question about it and everyone can live by the same rules. Commissioner Hayden does think that something needs to be said that allows some exceptions for Ag vehicles specifically(referenced from Perry page 3 of 7 #7 regulation on trucking) here and if needed on the Schedule of Uses.
- Discussion Item D: Ordinance Drafting - On-street Parking is tabled for lack of time.
- Update on surveys collected. Commissioner Hayden reported that we are over 200 surveys now. A question on how long the survey is available, with one comment of 3 months, and another comment of there is no set deadline to close the survey.
- The meeting was adjourned at 9:08 pm.