

# Minutes

## Elwood Town Planning Commission Work Meeting

Tuesday June 15, 2021

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall at 7:00 pm, on Tuesday, June 15, 2021.

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

Others Present: Mark Lay, Lacy Richards, Steve Anderson

- **WORK MEETING**

- o Discussion Item A - Subdivision Ordinance Chapter 11.05 Clustered Subdivision Requirement. Lacy Richards, Town Planner Assistant, suggested that we repeal this ordinance, reserving the section number for future use.
- o Discussion Item B - Subdivision Ordinance Chapter 11.02 Subdivision Procedures. Steve Anderson, Town Planner, made suggestions that will simplify the process for developers, and internally. The goal is to not require the developers to do extra things until it is needed. Some items come at a significant cost and requiring that when the plan is in beginning stages is unnecessary in Steve's opinion. The commission discussed Steve's recommendations of taking off title, geotechnical report at preliminary, but leaving erosion control plan on with boxes to check applicable, or not applicable. Steve will make changes to come back to the commission with an updated plan. Mark Lay will report back from the Town Council if they want to see Preliminary and Final Plan, or only Preliminary. Steve and Lacy commented that some cities don't have final to city council, because all that needs to be addressed is done at preliminary. Final can seem redundant.
- o Mark Lay also commented that the Town Council wanted the RD-1 and 2 to have a setback of 25 ft. Discussion included needed spaced when considering snow plows throwing snow in neighborhoods.
- o Discussion Item C - New General Plan Map and next steps. The commission wants to move forward. Lacy Richards suggested 1. Town Hall meeting to address public, 2. Public Hearing. Commissioner Hamson suggested that we use visuals to explain, Old General Plan and New General Plan Maps. 3. Town initiated zoning changes Yes or No. Commissioners discussed options and

decided that the Town Hall Meeting could be the same night as the meeting with the public hearing, just 1 or 2 hours before the Planning Commission Meeting. Getting the word out is key, and different forms of communication are good. Public Notices, FaceBook entry, Opportunity to email comments between certain dates. Planning Commission members need to be present to these events and show support. Council members need to show their support verbally with neighbors. Lacy and Steve want to make sure we have the town's support in these changes? We discussed August 3, 2021 meeting, or September 7, 2021 meeting for Town Hall and Public Hearing. We will make decision at next meeting.

- o Discussion Item D - 10.09 Schedule of Uses. Lacy Richards, Town Planner Assistant went through the table with commissioners. Discussion on several points were made, with opportunities for combining and eliminating duplicate references. In the future, do we need to make a designation between C-1 and C-2?
- o Meeting adjourned at 8:40 pm