

Plain City Planning Commission
Minutes of Meeting
January 14, 2021

Minutes of the Plain City Planning Commission Meeting held online January 14, 2021 at 7:00 p.m. – virtually broadcast via ZOOM.

Present:	Chairman	Jarod Maw
	Vice-Chairman	Blake Neil
	Commissioner	Shawna Faulkner
	Commissioner	Blake Jenkins
	Commissioner	Dustin Skeen
	Commissioner	Rob Ortega

Staff: Mike Kerswell, Dan Schuler

Attendees: Adams Family, Cody Rhees, Debbie Robinson, Greg Day, Richard Skeen, Rick Adams, Jim East, Scott Wayment, Shad, Tage Thompson, Hollie, Farrell Brothers, Steve Diamond, John DeCaria

Welcome: Chairman Maw

Pledge of Allegiance: Mike Kerswell

Moment of Silence / Invocation: Commissioner Skeen

1. Roll Call:

Chairman Maw directed roll call and indicated; Commissioners Neil, Faulkner, Jenkins, Ortega, Skeen and Chairman Maw were present.

2. Opening Statement:

Chairman Maw read the Opening Statement.

3. Ex Parte Communication or Conflicts of Interest to Disclose:

Commissioner Neil reported that he had an impromptu conversation with Scott Wayment as he was getting his Zoning Amendment application notarized. He pointed out that the current zoning of one or more of the parcels listed on his application was not annotated. He indicated that a corrected application was issued. Commissioner Faulkner reported that she discussed presented cul-de-sac design options with Steve Diamond. Commissioner Skeen stated that he spoke with Cody Rhees about the proposed Palmer Heritage subdivision. He noted that the conversation was related to storm drain and public right of way details.

4. Public Comments:

None offered.

5. Approval of Meeting Minutes for December 10, 2020

Commissioner Jenkins motioned to approve the Meeting Minutes for December 10, 2020. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.

6. Technical Review Report

Chairman Maw reported that Scott Wayment presented a Zoning Amendment application for review. He described the location and scope of the proposed rezone. He displayed a low-density residential subdivision concept brought by Jared Hadley. He indicated that development improvements were discussed and a new configuration comprising a cul-de-sac was examined. He informed that a zoning amendment will be necessary in order to subdivide as intended. He noted that a bridge at the entry point of the development will need to be reconstructed. He reported that an alternate traffic flow pattern through the Taylor Parks Three subdivision was considered. He indicated that the roadway through Palmer Heritage was reevaluated. Commissioner Neil reported on the December 15th Technical Review Committee (TRC) meeting. He commented on the Diamond E subdivision, renewed by Nilson Homes. He noted that the Taylor development on 1900 North Street was discussed. He reported that a 52-home development on 3600 North Street was presented for review. He explained that the development must comply with Weber County septic system standards.

7. Legislative Items:

Set Public Hearing: Zoning Amendment – Richard Skeen Property, app. 3600 W 2200 N (A-1 to RE-18.5)

Land owner, Richard Skeen confirmed that this rezone will be specific to Parcel B (190350062). Commissioner Skeen recused himself from Discussion / Motion on this item.

Commissioner Faulkner motioned to set a Public Hearing for the Zoning Amendment – Richard Skeen Property, Parcel “B” - 190350062 (A-1 to RE-18.5), Feb. 11, 2021. Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Ortega and Jenkins voted aye. Motion carried.

Set Public Hearing: Zoning Amendment – Scott Wayment Property, app. 5000 W 1500 N (A-1 and RE-20 to RE-18.5)

Commissioner Jenkins motioned to set a Public Hearing for the Zoning Amendment – Scott Wayment Property, app. 5000 W 1500 N (A-1 and RE-20 to RE-18.5), Feb. 11, 2021. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.

Discussion: Cul-de-sac standards and ordinance - Eight-lot subdivision on North PC Rd.

Developer, Steve Diamond acknowledged that he understands changing ordinances is complicated. He submitted; sometimes they need changing and sometimes there are other ways to work around them. He referred to a list of the surrounding cities and the specific cul-de-sac length restrictions he had printed out and distributed to Commissioners, prior to the meeting. He disclosed that reasoning behind each municipality’s cul-de-sac constraints has not been clearly explained. He supposed that Plain City retained a 400-foot restriction from unincorporated Weber County code, noting that Weber County, Farr West and Plain City are the only regional jurisdictions that limit the length of streets ending in a cul-de-sac to 400’ or less. He asserted that the restriction will be a topic of greater concern as subdivisions are laid out in uniquely shaped plots of land within Plain City. He proposed amending the stipulation in the ordinance. He displayed three development concepts for assessment by the Commission. He noted that the ideal arrangement has a cul-de-sac street that measures 465 feet in length. He described a less-desirable concept that would require modifying an existing design standard. He stated that a layout that adheres to current design standards and complies with the 400’ street length stipulation would require rezoning the property and create an ungainly neighborhood. He sought direction from the Planning Commission.

Chairman Maw indicated that he has discussed Steve Diamond’s concepts with a City Councilmember and

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with a representative from the Plain City Fire Department. He expressed averseness to changing the ordinance regulating cul-de-sacs parameters. Commissioner Faulkner advised that the City needs more half-acre lots. She voiced preference for the subdivision concepts that maintain half-acre lots throughout. She spoke of public safety concerns. Chairman Maw read fire hydrant stipulations in state code. Public Works Director, Dan Schuler affirmed that appropriate fire hydrant placement is determined by the Plain City Fire Marshall. Commissioner Neil indicated that more feedback from the Fire Department, specifically related to these concepts, is needed. He stated that additional information regarding the street length in this project, should be supplied by the Public Works Department. Commissioner Jenkins remarked on well-designed elements of this subdivision that will be forfeited, because of existing ordinance restrictions. Dan Schuler commented on Public Works Standards for cul-de-sac construction. He made mention of road maintenance issues, including snow removal aspects. He proposed that language be added to the established cul-de-sac ordinance, allowing suitable variants as directed by the Planning Commission and City Council. He agreed; of the presented lot layouts for the subdivision, the one that maintains half-acre lots throughout and complies with Public Works Standards is preferable. Commissioner Skeen recognized the logic in allowing suitable departures from the established ordinance with direction from the Planning Commission and City Council. He reported findings from research he conducted on the implications of cul-de-sacs in city planning. Chairman Maw requested that further discussion on this matter be put on the agenda for the January 28th Planning Commission meeting, with a brief presentation from the Fire Marshall. He proposed that a clause to allow an exception to the 400-foot cul-de-sac road length restriction be drafted for review at the next meeting.

8. Administrative Items:

Discussion / Motion: Preliminary Subdivision – Palmer Heritage, approx. 3975 W 2600 N

Project Engineer, Greg Day summarized updates made to the Palmer Heritage plat, per City Engineer and Planning Commission recommendations. He commented on the City Hearing Officer's findings and approval of a requested variance. He explained that the road cross section was reviewed at the last TRC meeting and adjustments made accordingly. He reiterated that the sidewalk and park strip on the west side of the road will not be dedicated/provided by Cody Rhees, rather by the owner of property on the west boundary of Palmer Heritage, should that land be developed in the future. He pointed out that a five-foot parcel separates the Palmer Heritage property line (back-of-curb) from property owned by the East family. Dan Schuler indicated that Jim East would like the sidewalk and park strip installed along his lot, coinciding with improvement of the rest of the roadway. Commissioner Skeen asserted that the future sidewalk and park strip on the west side should run the length of the proposed road – from 2600 North Street to 2800 North Street. Greg Day confirmed; according to the Hearing Officer, there is ample space for completion of the sixty-foot right of way on land west of the Palmer Heritage development. He answered questions about stormwater detention/retention arrangements. Developer, Cody Rhees noted that there is adequate space for a sidewalk, without a park strip, to be located entirely on the 5-foot parcel owned by Dennis Rogers, that separates the East Family plot from the Palmer Heritage subdivision. He restated previous pronouncements by the Public Works Department, that completing the sidewalk along land that is not developed with homes at this time, would pose an undue maintenance liability to the City. Dan Schuler remarked on Utah Department of Transportation stipulations for intersection alignment. Land owner, Jim East described the layout of existing buildings on his property. He contended that the City should require the full sixty-foot right of way be provided by Cody Rhees, with completion of the roadway through Palmer Heritage. A five-foot parcel owned by Dennis Rogers, that separates Jim East's lot from the proposed road through the Palmer Heritage subdivision was discussed at length. Cody Rhees indicated that the presented plat includes all updates recommended by the TRC at their last meeting. He presumed that this design would be acceptable, as it has been reworked numerous times, under direction of the Planning Commission and TRC. Chairman Maw reminded those present that TRC findings do not guarantee approval by the Planning Commission or City Council. Cody Rhees indicated that he will continue to cooperate with the Planning Commission.

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Commissioner Ortega surmised that Dennis Rogers' five-foot parcel cannot be developed as anything but part of the right of way. Commissioner Jenkins verified that the presented plat meets City code.

Commissioner Faulkner motioned to approve the Preliminary Subdivision – Palmer Heritage, approx. 3975 W 2600 N. Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.

Discussion / Motion: Preliminary Subdivision – Taylor Parks Three, approx. 3850 W 2200 N

Greg Day stated that "Parcel A" has been added to the plat to provide access to irrigation mechanisms along/behind Richard Adams' property and to buffer an existing hay barn. He indicated that the irrigation line through the proposed Taylor Parks Three subdivision is above ground. He explained that the road will be elevated in order to route the pipe under it. He noted; stormwater runoff will flow north to the Taylor Parks subdivision detention pond. Adjoining property owner, Richard Adams affirmed that stubbing a road into his property on the north end of the proposed development would be sensible. Commissioner Faulkner suggested that the mentioned intersecting stub road would clear up block length issues. Greg Day advised that in the proposed, alternate road configuration a stub road to the north would be replaced by a stub road to the east. Consensus was reached that a stub road to the east is more desirable.

Commissioner Skeen motioned to approve the Preliminary Subdivision – Taylor Parks Three, approx. 3850 W 2200 N, with alternate stub road configuration as discussed. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.

9. Report from City Council:

Commissioner Ortega informed that the FY2020 Independent Audit Report was presented and accepted. He reported that the West Annexation Petition was officially denied. He indicated that time and place for 2021 City meetings was set for Thursday nights (1st, 2nd, 3rd, and 4th) via ZOOM and/or at City Hall – in keeping with the 2020 schedule.

10. Commission Comments:

Commissioner Faulkner commented on a subdivision concept, proposed by Stacey Dixon, that features lots with "frontage" on two streets (front and rear). She identified existing developments in Plain City with similar conditions. She reported that lots have been approved with "frontage" on two streets, but restricted to driveway approaches on from one road. She stated that the subdivision presented by Stacey Dixon can be approved with restrictions on curb cuts, according to this precedent. Commissioner Neil reported complaints he's received from neighbors about early-morning construction activity at the Brook Haven subdivision. Dan Schuler indicated that he will deliver a notice to the builders, reminding them of City nuisance ordinances. Commissioner Neil remarked on pet owners that walk their dogs to neighbors' yards to defecate, querying if there is an ordinance against it. Dan Schuler noted some measures taken by the Public Works Department to encourage responsible pet ownership. Commissioner Skeen had no further comment. Commissioner Jenkins expressed approval of the Wasatch Peaks Credit Union building, recently constructed at Kelly's Corner. He questioned if a landscaped berm placed on the north side of the parking lot, is high enough to block headlights as it is meant to. Commissioner Neil asserted that the height of said berm is specified in the Kelly's Corner Development Agreement. Commissioner Ortega commented on an increasing population of children in the Taylor Parks area and concerns about them walking to school along busy streets. He proposed consideration of a designated pedestrian trail to provide a safer route to Plain City Elementary School. Chairman Maw suggested that Technical Review Committee meeting policies be reevaluated and its purpose clarified. He recommended that the matter be discussed at an upcoming Planning Commission meeting. He commented on Planning Commission Chair and Vice-chair positions. He indicated that the selection method for these

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positions has not been consistent in recent years and proposed a permanent, fair approach be established by the Commission. He requested that the matter be put on the agenda for discussion at the next Planning Commission meeting.

11. Adjournment:

Motion: Commissioner Skeen motioned to Adjourn at 9:48 p.m. – Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.

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<u>Neil</u>	<u>Faulkner</u>	<u>Maw</u>	<u>Jenkins</u>	<u>Skeen</u>	<u>Ortega</u>
Jan 7	Jan 21	Feb 4	Feb 18	Mar 4	Mar 18
Apr 1	Apr 15	May 6	May 20	Jun 3	Jun 17
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Oct 7	Oct 21	Nov 4	Nov 18	Dec 2	Dec 16

Planning Commission Chair

Planning Commission Secretary

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Present:	Vice-Chairman	Blake Neil
	Commissioner	Shawna Faulkner
	Commissioner	Blake Jenkins
	Commissioner	Dustin Skeen
	Commissioner	Rob Ortega
Excused:	Chairman	Jarod Maw
Staff:	Mike Kerswell, Dan Schuler	

Attendees: Adams Family, Rick Adams, Jim East, Farrell Brothers, Steve Diamond, Hilary Perez, Chris and Robyn Jackson

Welcome: Commissioner Neil

Pledge of Allegiance: Mike Kerswell

Moment of Silence / Invocation: Commissioner Faulkner

1. Roll Call:

Commissioner Neil directed roll call and indicated; Commissioners Neil, Faulkner, Jenkins, Ortega and Skeen were present. Chairman Maw was excused.

2. Opening Statement:

Commissioner Neil recited the Opening Statement.

3. Ex Parte Communication or Conflicts of Interest to Disclose:

None reported.

4. Public Comments:

None offered.

5. Approval of Meeting Minutes for January 14, 2021

Commissioner Skeen motioned to approve the Meeting Minutes for January 14, 2021. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen, Ortega and Jenkins voted aye. Motion carried.

6. Technical Review Report

Public Works Director, Dan Schuler reported that three items were discussed at the Technical Review Committee meeting:

1. Future development of properties along 3600 West Street that will be impacted by a pending widening project.
2. A six-lot subdivision – Hadley

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3. A proposed dumpster rental business – Adams
He briefly outlined topics of concern related to each project that was reviewed.

7. Administrative Items:

Discussion / Motion: Site Plan – Hilary Home Daycare at Kelly’s Corner, app.3673 W 2600 N

In answer to Commissioner Faulkner’s line of questioning, business owner, Hilary Perez verified that the quantity of employees at Hilary Home Daycare will be based on the quantity of enrolled children. She projected that her daycare will serve 46 children with 6 staff members. Commissioner Faulkner commented on employee parking conditions. Hilary Perez indicated that shifts will likely be staggered, depending on client scheduling. She read information on employee and customer parking, included in a commercial lease packet supplied by the owner of the property. She pointed out recent updates made to the plan by her architect. Commissioner Jenkins remarked on anticipated drop-off and pick-up scheduling. Hilary Perez spoke of current traffic conditions observed in the area during intended hours of operation. Commissioner Skeen expressed concern over delivery truck circulation around a proposed fenced playground area. Hilary Perez advised that the project architect has regarded a safe path for delivery trucks in the rear parking and outdoor space plan. She noted that a secure, privacy fence with gates will surround the artificial turf play area. She indicated that the state daycare licensing authority has reviewed and approved the presented plan.

Commissioner Skeen motioned to approve the Site Plan for Hilary Home Daycare at Kelly’s Corner, app.3673 W 2600 N. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen, Ortega and Jenkins voted aye. Motion carried.

Discussion / Motion: Site Plan – ML Kitchen at Roylies (Town Center), app. 2414 N 4350 W

Roylies Building owner, Robyn Jackson agreed to represent the applicants. Commissioner Faulkner commented on the history of the space/unit being submitted for a site plan, and the proposed use. Robyn Jackson confirmed that Flippin’ Simple Creations was the most recent tenant. She noted that the unit maintains the same arrangement that was constructed for Nils Swedish Creamery. Commissioner Neil stated that the plan shows a fryer in the kitchen. He remarked on a chemical rack, labeled on the equipment list. He instructed that the Health Department will inspect the location prior to opening of the business. He queried if a two-door refrigerator will partially block a rear exit from the kitchen area. Robyn Jackson explained that the drawings are not to scale. She affirmed that there is a door to the restrooms from the dining area, that is not obstructed. It was established that the ventilation system installed for Roylies Café is still in place and functioning.

Commissioner Faulkner motioned to approve the Site Plan for ML Kitchen at Roylies (Town Center), app. 2414 N 4350 W. Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen, Ortega and Jenkins voted aye. Motion carried.

8. Legislative Items:

Discussion: Cul-de-sac Standards and Ordinance

Land Use Specialist, Mike Kerswell reviewed a Special Exception to Provide for Cul-de-sac Length Standards, instituted in North Ogden City code. He proposed that similar language might be used in a new ordinance for Plain City, to allow variance from the existing cul-de-sac length restriction. Commissioner Faulkner commented on the purpose and intent of the current 400-foot (maximum) length for streets terminating in a cul-de-sac. She weighed amending the existing code to stipulate a maximum length of 500 feet. Mike Kerswell reported; Plain City Fire Marshall, Brad Jensen concurred that the length of a cul-de sac street is immaterial in terms of public safety, in a discussion before the meeting. Addressing fire hydrant placement, he maintained that the maximum travel distance a dwelling shall be from the nearest fire hydrant is 250 feet, according to state code. Developer, Steve Diamond spoke of further research on the matter he has

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done. He noted that the state limits cul-de-sac street length to 750 feet but permits cities and counties to institute local regulations. Commissioner Skeen expressed accord with the presented North Ogden City ordinance. He read from the ordinance:

C. Guidelines: In granting Special Exceptions the City Council and Planning Commission shall consider the guidelines found below:

1. The health, safety, general welfare, and the best interest of the City.
2. The impact on neighboring properties, including the ability to develop neighboring parcels in accordance with the general plan.
3. Unique character of the property such as physical surroundings, shape, topographical conditions, the use of natural features, preservation of a historical/cultural/community features.
4. Community design including connectivity between subdivisions, including utilities, trails, roads, bus routes, parks, open space, and other similar considerations.

He submitted; if a proposed cul-de-sac does not negatively impact neighboring properties, suitable departures from the established ordinance under direction of the Planning Commission and City Council will ultimately benefit the community. Commissioner Faulkner referred to a clause in the North Ogden ordinance – “No applicant is entitled to receive a Special Exception”. Commissioner Ortega agreed with Commissioner Skeen’s assessment. He advised that keeping the existing 400-foot restriction will encourage uniformity in Plain City development design. He voiced endorsement of introducing an ordinance for qualifying exceptions. Commissioner Jenkins indicated that he’s in agreement with the proposed, appended code. He spoke positively about beneficial cul-de-sac scenarios that may otherwise be - and have likely been, disallowed in the past. Commissioner Neil suggested that the established cul-de-sac street length should be kept as a standard. He contemplated changing the stipulated maximum length to 500 feet. He approved of adding a Special Exception to Provide for Cul-de-sac Length Standards. Dan Schuler reasserted that “exceptions” to the established cul-de-sac standard would be subject to staff review and approval by the land use authority. He commented on road maintenance issues, including snow removal aspects. Commissioner Neil recommended that Chairman Maw put this item on the next Planning Commission meeting agenda for Discussion/Motion. He requested that a revised version of the North Ogden City ordinance be remitted to Dan Schuler for inspection.

Discussion: Technical Review Meeting Procedure

Commissioner Faulkner remarked on emailed comments provided by Chairman Maw, prior to the meeting. While she generally approved of his proposed changes to 11-3-3, she counseled that language should be added to notify Technical Review participants that project approval is not attainable through the TRC. Commissioner Neil proposed that the TRC meeting application include *Minor Subdivision* in a list of land use action choices. He commented on the time needed for adequate assessment of large subdivisions by the City Engineer, in preparation for Technical Review. Commissioner Skeen advised that a one-month time frame is not necessary for all TRC applications. He commented on the TRC meeting fee schedule and considered the allowance of follow up meetings. Dan Schuler indicated that Technical Review Meetings are held to determine utility availability and connection locations, provide information on storm water management and check zoning aspects of a proposed project. He stated that engineering guidance is not a concern for the TRC. Commissioner Neil asserted that the applicant is guaranteed an opportunity to meet with representatives from all applicable utilities and other interested governmental agencies to receive comments regarding their project, yet these representatives are often absent from TRC meetings. Dan Schuler mentioned points of relevance that can be clarified through direct contact with his department. He described a checklist that is used by the TRC to ensure that essential information is discussed during Review Meetings. Commissioner Faulkner questioned the need for utility company representation at every Technical Review Meetings. She proposed excluding the assurance - *The applicant is provided an opportunity to meet with representatives from all*

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applicable utilities and other interested governmental agencies to receive comments regarding the preliminary plat TRC application. - (11-3-3B). She contemplated designating committee invitees based on the scope of the project(s) presented for review. Commissioner Skeen commented on subdivision design basics, zoning criteria and utility orientations that should be ascertained by developers, prior to a TRC meeting. He noted that information on City storm drain and sewer aspects is effectively communicated at Technical Review. He suggested that a follow up consultation – in a second meeting or direct individual conversation with a staff member - is an important step to ensure proper application of instructions received from the TRC. Dan Schuler told of specific research he carries out when an application for TRC meeting is received. He proposed that a list of details to be investigated outside of the meeting be supplied to applicants upon scheduling their project for Technical Review. Commissioner Neil referred to text on the TRC meeting application – “Once all information is turned in and fee is paid, you will be scheduled for the next available Technical Review Committee meeting.” He recommended that scheduling of items for TRC meeting be at the discretion of the Public Works Director and/or the City Engineer. Commissioner Jenkins advised; assurance that an applicant will meet with representatives from all applicable utilities and other interested governmental agencies to receive comments regarding their project should not be implied in the ordinance nor on the TRC meeting application. He reasoned that applicants may be provided access to said agents, but not necessarily during the scheduled TRC meeting. Commissioner Faulkner recommended specifying that follow up TRC meetings may be subject to additional fees. Commissioner Neil asked Dan Schuler and Mike Kerswell to compile a list of elemental information to be provided by TRC meeting applicants, prior to scheduling. He requested that the Technical Review ordinance and TRC meeting application be revised as discussed, and presented at the next Planning Commission meeting.

Discussion: Planning Commissioner Chair and Vice Chair

Commissioner Faulkner approved of a policy amendment proposed by Chairman Maw:

Officers:

During the first meeting in January, a chair and vice chair shall be selected from the Planning Commission Membership, each of whom shall serve a term of one year. These positions shall expire after the last meeting in December of that same year. The position of Chair and Vice-Chair shall be rotated annually among the Planning Commission members. According to this policy, the Vice-Chair shall be elevated the next year to serve as chair. The new Vice-Chair position shall be offered to the most senior member of the Planning Commission who has not previously served in that position. Should a member of the Planning Commission decline to seek the nomination as Chairman or Vice-Chairman, the rotation would proceed to the next most senior member. Should members of the Planning Commission declare at the organizational meeting, with unanimous vote, that due to ongoing business that would be adversely disrupted by a change in officers, or similar unusual and rare circumstances, the Commission may, retain its current officers for a second term.

Commissioner Neil recommended a that the appointment date be changed from “the first meeting in January” to the “first meeting in February” to allow for conventional procedural arrangements. He verified that a Planning Commissioner’s term is five years. He commented on circumstances in which commissioners have been appointed on the same date.

9. Report from City Council:

Commissioner Faulkner noted that Commissioner Ortega filled in for her at the City Council meeting in real time. She gave a report on the meeting after watching the live recording. She informed that there was a work session on Thursday, January 21, 2021 prior to the regular meeting. The purpose of the work meeting was to get an update on the 3600 West Street project and have a discussion with landowners. She commented on the Council’s dialog, related to a proposed Sewer Bond Payoff. She reported that City Treasurer, Ryan Child presented his analysis of the original bond. She stated the matter was tabled. She reported; approval of a new sewer de-chlorination building was tabled. She remarked on the approved purchase of two chopper sewer

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pumps for Lift Station 16. She reported that deferred subdivision improvements and ordinances regulating development completion rules were discussed. She indicated that a limited moratorium on cutting newly paved roads was considered. She commented on the proposed reinstalment of a Plain City Landfill Superintendent and resulting alteration of job descriptions. She noted that new salary terms were established for the Plain City Fire Chief.

10. Commission Comments:

Commissioner Skeen reexamined upshots of the proposed moratorium on road cuts. Commissioner Ortega offered no further comment. Commissioner Jenkins yielded. Commissioner Faulkner deferred comment. Commissioner Neil had no further comment. Mike Kerswell reported that Brock Loomis requested a one-on-one appointment with the Mayor and Planning Commission Chair regarding the Taylor family's property and a potential development there. As a follow up, he'd like to set a time to meet to talk more about the project.

11. Adjournment:

Motion: Commissioner Faulkner motioned to Adjourn at 8:48 p.m. – Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen, Ortega and Jenkins voted aye. Motion carried.

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<u>Neil</u>	<u>Faulkner</u>	<u>Maw</u>	<u>Jenkins</u>	<u>Skeen</u>	<u>Ortega</u>
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Planning Commission Chair

Planning Commission Secretary