

Minutes of a Planning and Zoning Commission meeting held on November 22, 1983, at city hall at 7:30 P.M.

Present were Steve Porter, Lynnette Neff and Kim Barlow.

Mr. Porter called the meeting to order at 7:30 P. M. and prayer was by Mr. Barlow.

Minutes of the meeting held October 25, 1983, were read and a motion to approve them was made by Mr. Porter and seconded by Mrs. Neff. Motion passed.

Minutes of the meeting held November 4, 1983, were read and a motion to approve them was made by Mr. Porter and seconded by Mr. Barlow. Motion passed.

There was a discussion of the definition for accessory buildings and the size limitations. It was felt they could not justify limiting the size when a person had a large lot with plenty of room as long as the setback and side yard requirements were met and the accessory building was at least six feet from the main building on a lot. After more discussion it was decided to have Section 18, #8 read: BUILDING, ACCESSORY: A subordinate building customarily incident to and located upon a lot and conforming to front yard setback and side yards requirements and located at least 6 feet from the main building. An accessory building may not occupy more than ten per cent (10%) of the gross area of the lot it is located on.

There was a discussion of the size of building allowed for home industries to be housed in. The ordinance allows no larger a building than 900 square feet. It was thought the small size was to prevent large industrial type businesses in a residential zone. It was decided that the Board of Adjustment should set the size of building allowed at the time the request for a home industry is granted. It was decided that the definition for a home industry, Section 18, #27 should read as follows: HOME INDUSTRY: An occupation conducted on the premises outside of a dwelling, by persons residing on the premises, which use is clearly incidental to the residence and is housed in an accessory building on the premises, and other conditions as set forth by the Board of Adjustment."

It was thought there should be some restriction on the number of animals allowed on a lot with animal rights or else some type of fencing law so that those with animals would not have them getting loose or in other ways annoying others. It was decided to leave this until the next meeting.

Mrs. Neff made a motion that the next meeting be set for December 13, 1983, at 7:00 P. M. The motion was seconded by Mr. Barlow and passed unanimously.

Meeting adjourned at 9:10 P. M.

Steven D. Porter

Chairman

Ramona Rosenmund

Secretary

Dec 13, 1983

Approved