

Morgan County Planning Commission

Minutes
Special Called Meeting
March 15, 2021
5:00 p.m.

PRESENT: Constance Booth, Denny Myers, Tara Heard, Scott Campbell, Clint Milford, Doug Mundrick, Faye Craft, Blake McCormack, John McMahon, Maryann Dartnell
ALSO PRESENT: Chuck Jarrell, Members of the public

PUBLIC HEARING

ADMINISTRATIVE BUSINESS:

I. Pledge of Allegiance

UNFINISHED BUSINESS:

There is no unfinished business.

NEW BUSINESS:

I. Morgan County Planning & Development is requesting text amendments to the Morgan County Zoning Ordinance Chapter 5.5 Minimum Required Yards and Building Setbacks, and Table 4.2 regarding dimensional requirements.

Mr. Jarrell presented the Staff Report and reviewed the proposed changes. The Planning Commission clarified the difference between lot sizes with utilities, and without. They asked about lights and sidewalks in subdivisions and distances between buildings. When asked about grandfathered lots, Mr. Jarrell responded that only lots legally recorded prior to the language changes would be considered grandfathered.

No one spoke in favor of the application.

Mack Bohlen, 2261 Prospect Road, spoke in opposition and requested clarification on road frontage requirements. He also asked questions about number of lots allowed.

Kay Almand, 3451 Spears Road, spoke in opposition and alleged the meeting was advertised improperly.

Mr. Bohlen spoke again and claimed that the changes would “zone everyone out of” Morgan County. He asked if farmers had been considered and noted land would be harder to find under the new language.

Chairman Booth reminded the attendees that the Morgan County Comprehensive Plan identified preserving the rural county and farmland. She also noted that development pressure was increasing.

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Kevin Pollard, Reese Road, spoke in opposition and said reiterated that people were being “zoned out” of the county. He questioned why the county could not control new construction and claimed the proposed changes were limiting property rights.

The Planning Commission complimented Staff on the effort put into the new Development Regulations language. They discussed the road frontage and setbacks and questioned if the proposed numbers were too large. Mr. Milford expressed concern that the proposed road frontage would negatively affect family farms. The lot sizes were discussed, with Mr. Myers noting that sizes would be affected by the lack of municipal utilities. The Planning Commission asked about the removal of legacy exemptions. Mr. Jarrell explained that legacy lots were typically landlocked with easements. Mr. Mundrick and Mr. Campbell noted the rapid growth experienced in other counties and how the proposed regulations could affect potential growth in Morgan County. Mr. McMahon stressed that development could still occur with new roads.


Motion: Mr. McMahon made a motion to recommend approval of the text amendments to Chapter 5.5 and Table 4.2 of the Morgan County Zoning Ordinance as presented.

Second: Mr. Campbell

Vote: 8:1 The vote to recommend approval of the text amendments to Chapter 5.5 and Table 4.2 was approved. Mr. Milford dissented.

ADJOURNMENT

The Chairman adjourned the meeting at 6:00 pm.


Constance Booth, Chairman

Date 4-22-21


Tara Cooner, Secretary

Date 4/22/21