

MORGAN COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February
23
TC

~~JANUARY 26, 2023~~

7:00 P.M.

PRESENT: Doug Mundrick, Constance Booth, Miles Buzbee, Denny Myers, Scott Campbell, Julie Benkoski, Deb Brazzel, Mike Barnes

NOT PRESENT: Tara Dillard, Clint Milford

ALSO PRESENT: Chuck Jarrell, Tara Cooner, Applicants

PUBLIC HEARING

ADMINISTRATIVE BUSINESS

- I. Pledge of Allegiance
- II. Acceptance of Minutes from January 26, 2023 regular meeting

Motion: Mr. Mundrick made a motion to approve the January 26, 2023 Minutes as presented.

Second: Mr. Campbell

Vote: 7:0 The vote to approve the January 26, 2023 Minutes was unanimous.

- III. Staff report on past zoning actions

Mr. Jarrell reported on actions taken at the Morgan County Board of Commissioners meeting.

UNFINISHED BUSINESS:

- I. Gerald and Summer Wood are requesting a text amendment to Table 4.1 to add shipping containers and associated regulations to the Morgan County Zoning Ordinance.

Motion: Mr. Myers made a motion to remove the agenda item from the table.

Second: Mr. Buzbee

Vote: 7:0 The vote to remove the item from the table was unanimous.

Ms. Cooner presented the staff report and reminded the Planning Commission of the discussion held in December. She reviewed the suggested regulations from the applicant and from staff, as well as a list of possible additional regulations that were mentioned at the work session. The Planning Commission asked questions about grandfather status of existing containers in the county and whether we could contact container dealers who consistently advertise in the county.

Gerald Wood, applicant, expressed frustration and disagreement with the possible additional regulations. He described his reasons for wanting to use a shipping container as an accessory building, including security and lack of maintenance. The Chairman explained that the text amendment would not just be for his property and that the Planning Commission had to consider how the entire county could be affected.

No public attendees other than the applicants were at the meeting. The Chairman did not call for speakers in favor or in opposition.

The Planning Commission debated the various negative aspects of shipping containers in the county, including aesthetics. Containers used at commercial businesses were also discussed. The members reviewed each

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suggested regulation and discussed whether the aesthetic issues could be solved by requiring cladding and a roof. A couple of members expressed concern that language was being proposed in a hasty manner and without appropriate consideration.

Motion: Mr. Mundrick made a motion to table the text amendment application related to shipping containers until the April regular meeting.

Second: Mr. Campbell

Vote: 7:0 The vote to table the text amendment application related to shipping containers until the April regular meeting was unanimous.

NEW BUSINESS:

- I. Morgan County Planning & Development is requesting a text amendment to Article 17 of the Morgan County Planning Commission related to Signs.

Ms. Cooner presented the proposed language. She noted that the language corrects the issues encountered with commercial uses in residential and agricultural areas. The Planning Commission suggested a few additions for clarification.

No one from the public was in attendance at the hearing. The Chairman did not call for speakers in favor or in opposition.

Motion: Mr. Mundrick made a motion to recommend approval of the text amendment to Article 17 with corrections noted during the presentation.

Second: Mr. Myers

Vote: 7:0 The vote to recommend approval of the text amendment to Article 17 with corrections was unanimous.


- II. Morgan County Planning & Development is requesting a text amendment to Article 19 of the Morgan County Planning Commission related to Zoning Amendment Procedures, including standards, policies and procedures. WITHDRAWN
- III. Morgan County Planning & Development is requesting a text amendment to Article 20 of the Morgan County Planning Commission related to Variance Procedures, including standards, policies and procedures. WITHDRAWN
- IV. Morgan County Planning & Development is requesting a text amendment to Article 21 of the Morgan County Planning Commission related to Conditional Use Procedures, including standards, policies and procedures. WITHDRAWN
- V. Morgan County Planning & Development is requesting a text amendment to Article 23 of the Morgan County Planning Commission related to Public Hearings WITHDRAWN
- VI. Morgan County Planning & Development is requesting a text amendment to Article 2 of the Morgan County Planning Commission related to Appeals. WITHDRAWN

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ADJOURNMENT

- I. The chairman will adjourn the meeting.

The Chairman adjourned the meeting.


Constance Booth, Chairman

Date 3-23-23


Tara Cooner, Secretary

Date 3/23/23

