

**FREMONT COUNTY
PLANNING COMMISSION MEETING MINUTES
December 3, 2019 AT 3:00 P.M.**

MEMBERS PRESENT

Byron Alsup (Chairman)
Mark Masar
Larry Brown
Michael Pullen
John Hamrick
Gardner Fey

STAFF PRESENT

Sean Garrett, Planning Director
Tanya Fleming, Office Manager

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

November 5, 2019 Planning Commission Meeting

5. UNFINISHED BUSINESS

6. NEW BUSINESS

A. Request: CDP 19-002: Skyline Steel

Requesting approval for a commercial development plan to allow for storage and sales of steel culverts, assembly of joints and elbows for culverts and incidental sales of antiques.

Representative: Matt Koch and Lawrence Shaver

B. Amendments to the Fremont County Zoning Resolution section 5.10 Drainage Plan & Report

C. Amendments to the Fremont County Subdivision Regulations section XXIII -1 Drainage Plan & Report.

7. ADJOURNMENT

1. CALL TO ORDER

Chairman Byron Alsup called the meeting to order at 3:00 p.m.

2. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

3. APPROVAL OF AGENDA

Chairman Alsup asked if there were any changes, additions or corrections to the December 3, 2019 Fremont County Planning Commission Agenda.

Mr. John Hamrick stated that the section number of XXIII in the changes to the drainage regs should be changed to section XXII.

MOTION

Mr. Larry Brown motioned to accept the December 3, 2019 Fremont County Planning Commission Meeting agenda with the changes requested.

SECOND

Mr. Gardner Fey seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed unanimously. (6 of 6)

4. APPROVAL OF THE NOVEMBER 5, 2019 PLANNING COMMISSION MEETING MINUTES

Chairman Alsup asked if there were any changes, additions or corrections to the November 5, 2019 Fremont County Planning Commission Meeting Minutes.

MOTION

Chairman Alsup motioned for approval of the November 5, 2019 minutes as written.

SECOND

Mr. Michael Pullen seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously. (6 of 6)

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Request: CDP 19-002: Skyline Steel

Chairman Alsup called Mr. Matt Koch to present the request to the Planning Commission.

Mr. Koch stated that the request is for approval of a Commercial Development Plan in Penrose at the Northeast corner of 4th St. and Hwy 115. He stated it is 3.9 acres and is currently vacant land. The applicant is planning on building a 40x80 shop for storage and the assembly of the products and a 60x22 office building. The main business will be sales and assembly of metal culverts. Mr. Koch stated that in the review from the County there was a request for buffering. The client will be fencing the property and the buildings will act as the buffering themselves and they are request that no buffering be required.

Mr. Brown asked what kind of fencing would be put up.

Mr. Koch responded that it would be chain-link fencing.

Chairman Alsup asked Director Garrett for the County Review.

Director Garrett read the review including all contingencies and waiver requests.

Chairman Alsup asked if the buffering was on just a certain side or all around the premises.

Director Garrett stated the West and East sides are the locations.

Chairman Alsup asked if in regards to the detention pond size if the current comments are still correct since the drainage requirements are changing as well.

Director Garrett stated they apply at this point until the regulations are changed.

Mr. Fey asked about lighting at night on the property.

Mr. Koch stated that there will be lights on the property and they will all face down into the parking areas.

Mr. Fey asked what is the distance to the property to the East.

Mr. Koch stated to the East they are planning on 30 feet from the property line and then another 10-15 feet to the house.

Mr. Fey asked if the hours of operation are going to remain 8am to 5pm?

Mr. Lawrence Shaver stated that is correct, five days a week.

Mr. Brown asked Director Garrett what kind of buffering is the county requesting.

Mr. Garrett stated that webbing in the chain-link would be sufficient.

Mr. Masar stated that last year when the mobile home place down the street that they had to hard surface the handicap plus four spaces in front of the office. Would the parking surface in front of the office be hard surfaced.

Attorney Brenda Jackson stated at least one will have to be hard surfaced to meet ADA.

Mr. Masar stated that the mobile home park was required to do four extras as well in front of the office.

Mr. Brown stated that he thinks the buffering would be good along the adjoining properties.

Mr. Fey stated as long as it helps with the noise that would be good.

Chairman Alsup stated he thinks buffering would also help with the dust.

Mr. Shaver stated that they will be using inch and a half minus to surface the areas and that will keep the dust and mud down since it compacts nicer.

Mr. Hamrick asked Director Garrett if for the buffer is he considering a strip of unused property or landscaping or a combination.

Director Garrett stated it could be screening or it could be landscaping just something to create a visual barrier.

Mr. Koch stated that as with most commercial businesses visualization of the business is a plus so that those on the highway can see that he sells culverts and that is a positive to keep that open for the business.

Mr. Masar asked what the plan was for the suppression on the north side.

Mr. Shaver stated nothing at this time.

Mr. Masar asked if there would be any equipment driven back there.

Mr. Shaver stated at this time they have no intention at all for operating on that portion of the property.

Mr. Masar stated that he agrees that the screening from the highway side could inhibit the business that Mr. Shaver would get.

Mr. Brown stated that personally he would be good with the weaving in the chain link on the east side since watering out there can be really costly.

Mr. Masar stated just the weaving on the front 300 feet would be sufficient of the East side.

Chairman Alsup opened to a motion.

Mr. Fey motioned to approve CDP 19-002 Skyline Steel with the contingencies as stated including the buffered fencing.

Mr. Brown seconded the motion.

Mr. Masar stated that he would still like to see hard surfacing on the 6 spots in front of the office. Not just the one handicapped.

Mr. Brown asked what is the requirement of the building department? Is it just the handicap or is it the handicap plus one or more?

Attorney Jackson stated that she believes it is just an accessibility issue and so it is just the handicap spot.

Mr. Masar stated that for the other business it was handicap plus 4.

Mr. Pullen stated that there was more traffic to the other office space and that this one would have far less traffic than that.

Mr. Shaver stated that most of the trucks coming to the lot will park out on the gravel where they pickup the actual culverts.

Mr. Pullen asked how many employees.

Mr. Shaver stated only one full time.

Chairman Alsup asked Mr. Fey if this would be a friendly amendment to his motion to add the additional hard surfacing.

Mr. Fey stated he doesn't think that the plus 4 is necessary, he doesn't feel there are any necessary.

The board voted on the amendment for hard surfacing.

The vote came in at 3 Aye 3 No and therefore failed.

MOTION

Mr. Fey motioned for approval of CDP 19-002 with the contingencies and conditions for buffering along the eastern side of property as stated.

SECOND

Mr. Hamrick seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously. (6 of 6)

B. Amendments to the Fremont County Zoning Resolution section 5.10 Drainage Plan & Report

Director Garrett presented the proposed regulation changes to the Planning Commission members.

County Engineer Mr. Don Moore explained the changes that are proposed to the Fremont County Drainage regulations.

Discussion followed in regards to the changes to the Drainage regulations for the Fremont County Zoning Resolution.

C. Amendments to the Fremont County Subdivision Regulations section XXII -1 Drainage Plan & Report

Director Garrett presented the proposed regulation changes to the Planning Commission members.

County Engineer Mr. Don Moore explained the changes that are proposed to the Fremont County Drainage regulations.

Mr. Hamrick pointed out that the word year is missing from the statement on A2 paragraph 2.

Discussion followed in regards to the changes to the Drainage regulations regarding terminology and calculations for the Fremont County Zoning Resolution.

Mr. Moore called Mr. Alex Ewers, from 3 Rocks Engineering to provide more information on the needs for the drainage changes to the regulations.

MOTION

Mr. Pullen motioned for approval of the Amendments to the Fremont County Zoning and Subdivision Regulations with the changes as stated by Mr. Hamrick.

SECOND

Mr. Masar seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously. (6 of 6)

7. **ADJOURNMENT**

Chairman Alsup adjourned the meeting at 3:39 p.m.

Byna Alsup
CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION 1-7-20
DATE