

Minutes of the Planning and Zoning meeting held March 09,2023 at 5:00pm. Present Planning and Zoning members Steve Thornton acting chair, Eric Dibbern, and Don Harland. Also present Public Works Director Josh Ferkel, and City Clerk Tanna Leonard.

Meeting called to order at 5:01p.m. by Chair Steve Thornton.

### **Amending Lot Sizes**

Director Ferkel explained that he had copies of the city code related to zoning and lot sizes and asked if the zoning committee would like to amend these codes. He explained that he recommended changing them so that they are uniform for each different zoning district. Thornton explained that he thought the side lots were set to mimic the uniform building codes and with distancing prevent the spread of fire. Thornton also expressed a duty to protect a minimum amount of greenspace.

Ferkel showed the committee where Blue Grass had several additions where lot sizes were less than 6,000 sq ft. Harland asked if there was a specific proposed development where these lot sizes could be utilized. Ferkel explained no, but just there were several single lots throughout town where multiple homes could be built with smaller lot size requirements. Harland explained that he felt that existing requirements would be difficult to change and could be adjusted with a variance request if necessary.

Ferkel also addressed the input from the Planning and Zoning Committee on the city floodplain ordinances. The committee explained that they were to review all new or proposed projects within the city.

Clerk offered to send out the duties of the members for review.

Committee addressed the cul-de-sac sizes for proposed plats.

Motion by Thornton to make no changes to the zoning lot sizes and that anyone wishing to could follow the variance process. Motion seconded by Dibbern and carried unanimously.

Motion by Thornton to adjourn at 5:22pm

Minutes submitted by City Clerk.