

## MINUTES

### FRANKLIN COUNTY PLANNING COMMISSION

June 11, 2020

6:30 PM

Present: Scott DeLozier, Planning Director  
Guerry Hall  
Erika Hewatt  
Susan Russell  
Carolee Coker  
Harold Gillespie

Staff: N/A

Scott DeLozier called the meeting to order.

1. Adoption of minutes from the May 14, 2020 meeting.

Scott DeLozier asked for a motion to adopt the minutes from the May 14, 2020 meeting. Harold Gillespie made a motion and Erika Hewatt seconded. A vote was taken by the show of hands. The motion carried by four (4) YES votes to zero (0) NO votes. (Guerry Hall had not shown up to the meeting yet.)

2. Update on BOC actions

- a. Conditional Use Permit and variance for a four-house poultry farm for Tyler Owneby was unanimously approved with the following conditions:
  - i. The front of the poultry houses do not come any closer than 130' from the west side property line.
  - ii. The poultry houses do not come any closer than 75' from the south/rear property line.
  - iii. The site plan does not change.
  - iv. A 10' wide evergreen vegetative buffer is planted along the ~580 ft western property line of tract 018 111. The minimum size trees to be planted should have a caliper of 2 ½" at time of planting, reach a minimum height of 20' once the planted tree reaches maturity while providing a continuous buffer.
  - v. No more than 30% of the planted buffer be of the same species

b. Variance for Joey Gilbert was unanimously approved.

## **New Business**

### 1. Proposed building inspections program Ordinance/Policy and Procedures.

Scott DeLozier spoke in favor of the Building Inspections Program and recommended the planning commission vote to recommend to the commissioners to adopt the Ordinance along with the policy and procedures.

Scott DeLozier spoke on a change to require swimming pools be inspected. Erika Hewett asked about the fee table. Scott explained the fee table.

Carolee Coker asked about additions to houses and if all the processes that apply to new construction apply to additions, such as 50x20 of gravel at the entrance. Scott explained that would not be necessary for an addition because the house should already have a driveway.

Erika asked about ag-related structures and rather or not they would require an inspection. Scott explained that ag-related structures would not require inspections.

Carolee asked how someone would know what would require a permit and what would not. Scott pointed to the table that outlines what would be required, and mentioned that all permits would be vetted through the planning dept to ensure everyone applicant knows what is required.

Carolee asked what announcements would made to the citizens. Scott explained that the ordinance would require two readings in a public meeting and that the local news sources will run a story. Additionally, Scott said he has compiled a list of local tradesmen and contractors and will hold a training session with all interested parties at a date TBD.

Harold Gillespie asked about land disturbance permits. Scott explained that Franklin County is not a Local Issuing Authority and that those permits go through the EPD.

Nobody - spoke in opposition

Harold Gillespie made a motion to recommend approving the Policy and Procedures as drafted Carolee Coker seconded the motion. The motion carried five (5) yes votes to zero (0) no votes.

Erika Hewatt made a motion to recommend approving the Building and Building Regulation Ordinance as drafted which was then seconded by Susan Russell. The motion carried five (5) yes votes to zero (0) no votes.

### 2. Proposed Vegetative Buffer Ordinance and Approved Planting List.

Scott DeLozier spoke in favor of the Vegetative Buffer Ordinance along with the Approved Planting List. recommended the planning commission vote to recommend to the commissioners to adopt the Ordinance along with the policy and procedures.

Open to discussion.

No issues with the drafted Ordinance or Approved Planting List.

No one spoke in opposition.

Carolee Coker made a motion to recommend approving the Vegetative Buffer Ordinance which was then seconded by Erika Hewett. The motion carried five (5) yes votes to zero (0) no votes.

Carolee Coker made a motion to recommend approving the "Approving Planting List" which was then seconded by Harold Gillespie. The motion carried five (5) yes votes to zero (0) no votes.

### **Adjourn**

Harold Gillespie made a motion to adjourn the meeting which was then seconded by Susan Russell. The motion carried five (5) yes votes to zero (0) no votes.

Meeting was adjourned.

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Scott DeLozier

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Erika Hewett

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Carolee Coker

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Guerry Hall

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Susan Russell

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Harold Gillespie

Minutes taken by: \_\_\_\_\_  
Scott DeLozier