

**Minutes**  
**Special Meeting**  
**Ashton Planning and Zoning Commission**

June 28, 2017  
7:00 pm

**Attendees:** Commission Members: James Reynolds, Robert Reimann, Matt Brady, Chairman Mike Hogle, Norman Watkins, Administrator Kyle Baldwin and Deputy Clerk Jan Warnke.

Also attending were: Michele O'Malley, Bill Stephens, Kathy Atchley, Lon Atchley, Dan Maupin, Janalee Albertson, Lori Sessions, Taegan Sessions, Sheryl Hill, Brad Rankin, Beth Rankin and Andrew Rogers

**New Business:**

- 1. New Administrator Introduction-** Administrator Kyle Baldwin introduced himself. He has 5 little girls, has recently graduated from college with a Bachelors in Construction Management and has an Associate's degree in Architecture.

**2. New Business:**

Minutes from the 3-2-17, 3-22-17, 4-19-17 and 5-3-17 meetings were approved as submitted

Sketch Plan discussion with William Maupin – Zone change from LDRZD to IZD Lots 6-10; N 5<sup>th</sup> St. – Administrator Baldwin has spoken with Dan Maupin about the Class II application that he has submitted concerning changing the code from Low Density Residential to Industrial. Mr. Maupin's overall intent is to take down the existing buildings and build some storage units. There is a list of requirements that he will have to adhere to as far as buffering, planting strips and internal circulation requirements. The purpose of this meeting is just to let Dan know what questions may arise and what requirements he will need to adhere to and any questions he may have for the commission. Commissioner Watkins asked where the lots were located. Commissioner Reynolds asked why it had to go to an Industrial zoning district. Administrator Baldwin explained that in the Standard Land Use Code it states that a warehouse or storage area that's generally used by the public, which is household goods and storage are an Industrial use. Commissioner Reynolds asked if that left the door open for other things as well if it were to be zoned industrial. Administrator Baldwin told him it would open the door for other industrial use. Commissioner Reynolds asked if they could put conditions on the change and the administrator told him they could. Commissioner Brady asked Mr. Maupin if he was planning on using it for household storage. Mr. Maupin told him that he didn't have any defendant plans. The commission discussed different buffering types and reductions. Administrator Baldwin and Mr. Maupin will meet and go over his options.

Addition to Development Code: Conditional Use Permits – Administrator Baldwin told the commission that at the City Council Public Hearing the Council

decided against changing the Development Code text. They felt the text was too vague. Administrator Baldwin feels that the Code should have a new section with conditional uses. He put together a packet that he feels may work but it is not complete yet. He has spoken to people from other places and that the city just needs to make it their own. He went through the headings and explained a little bit about it. He had researched and found between 15 and 20 different codes and he found that most of them had most of the same things in them. He found the four that he liked the best and then took the parts that he liked the best out of each one and combined them to create a new document. Mr. Baldwin has had other people look over what he has compiled and he will have the City attorney look over it as well. He will have it ready for the next meeting for the commission to start going over.

The commission thanked Administrator Baldwin for the work that he had done getting this document ready for this meeting. Mr. Baldwin asked the commission if they had any more questions or suggestion for him on the document. The commission did not have any further business. The meeting was adjourned.

Minutes respectfully submitted by Jan Warnke