

City of Springville
Planning & Zoning Commission
Work Session
August 16, 2011

Present: Doug Connell, Chester Harris, Frank Agnew, Jennifer Disker.

Absent: Jerry Spruiell, Roddy Barrett, Billy Joe Green, William Isley, Hugh Marlin.

Also Present: Richard Harvey

Chairman Doug Connell opened the work session at 6:00 PM. The topic of discussion was revisions to the *Zoning Ordinance*.

This work session further continued a discussion of Mr. Harvey's list of topics that he felt needed to be addressed. After discussion, the Commission felt the following changes also needed to be included in the revisions:

1. Multiple dwellings on one parcel in A-1, should be a special exception rather than a permitted use. Therefore, VIII, 9.4.5. should be deleted.
2. Changed VIII, 10.1.2 to read "hazardous" instead of "explosive or volatile".
3. Delete VIII, 10.1.7. on fencing requirements for mini-warehouse regulations.
4. In VIII, 12.9, site plan and landscape plan shall be submitted to the Building Official.
5. In VIII, 13.6 should be deleted entirely. This section was added by a member during the review process.
6. In VIII, 14.1, pre-engineered all metal buildings shall be allowed.
7. Delete VIII, 14.1.1.
8. Change VIII, 14.1.7 to require coverage on 60 % of wall area that is visible from the road rather than the front face. Also deleted P&Z approval requirement.
9. Delete VIII, 14.1.10.
10. Add verbiage to VIII, 15.1.5 to say "No outside storage to impede required emergency access/fire lanes or access to fire hydrants."
11. Add verbiage to X, 2.1 to allow the Building Official to petition for changes to the *Zoning Ordinance*.
12. In X, 4.2.1, rezoning applications should be submitted to the Building Official's office, rather than the City Clerk's office.

Also discussed was the need to readdress the fencing requirements and sign regulations, but due to time constraints, this will be discussed at a later work session. Meeting adjourned at 8:30 PM.

Doug Connell, Chairman

Minutes taken by Jennifer Disker.