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Planning & Zoning

October 15, 2024 5:30 p.m.

1) Attendance: Mike Johns, Don McVay, Mirl Searles & Kim Plymate.
2) Minutes from the Regular meeting on Tuesday, September 17, 2024: Searles made a **Motion** to approve the Minutes, **Seconded** by Plymate. All voted "Aye". **Motion carried.**
3) Approve/Amend Agenda: Plymate made a **Motion** to approve the Agenda as printed, **Seconded** by Searles. All voted "Aye". **Motion carried.**
4) Preliminary Plat- McVay/Greenberg: Neighbor wants to purchase 10 acres next door. Can Plat into 1 lot and sell that lot, or Plat the 10 acres into the neighbors lot, whichever makes more sense. Discussed. McVay presented a Memorandum of Understanding that will be in place for the land being sold. Resubmit the plat after changes have been made. Johns made a **Motion** to continue the proposed Preliminary Plat, **Seconded** by Plymate. All voted "Aye" with McVay abstaining. **Motion carried.**
5) Preliminary Plat-Whispering Meadows: Realtor was present with owner listening on the phone. The scope of work was discussed as Geotech only did 3 small bores right along the road. The Board was hoping for a more in-depth study so something like Hideaway Hills doesn't happen here. After some discussion with the owner and the realtor, it was decided that the future owner would be responsible for the drilling before a building permit would be approved and that this needs to be disclosed on the Plat. Drainage easement is needed on the Plat and the Property needs to be annexed into the City of Piedmont. The Plat is for 2 northern Plats to be residential and the 2 southern Plats to be commercial. Approaches were discussed and the Section line located on the east side of the property was discussed. The section line is a public highway established by statute and must remain in place until vacated as provided by state law. Plymate made a **Motion** to approve subject to the Board's comments and Bill Rich's Geotech Note being included on the Plat, which states "A Foundation Study following Professional Engineering recommendations for all foundations is Required for every lot before a Building Permit is Issued" and the Drainage easement and the approaches. A developers agreement was recommended for this property. **Seconded** by Searles. All voted "Aye". **Motion carried.**
6) Sundance Rentals-Onsite Wastewater Permit Application: The emails form Bill Rich and Shane Delbridge were read. It has been submitted to the State so will wait to see if it is approved. Plymate made a **Motion, Seconded** by McVay to continue to the next meeting and wait to hear from the State. All voted "Aye". **Motion carried.**
7) Public Comment: None.
8) Plymate made a **Motion** to adjourn, **Seconded** by Searles. All voted "Aye". **Motion carried.** Adjourn 6:21 p.m.

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