

JOHNSON COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING-TUESDAY, JANUARY 13, 2015

Meeting Canceled due to lack of Quorum.

JOHNSON COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING-TUESDAY, FEBRUARY 10, 2015

Meeting Canceled due to lack of Quorum.

**JOHNSON COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING - TUESDAY, MARCH 10, 2015**

OFFICIAL MINUTES

Commission Vice Chairman Randy Cleveland called the regular meeting of the Johnson County Planning and Zoning Commission to order March 10, 2015 at 4:00 pm.

Those present were Commission members Randy Cleveland, Smokey Wildeman and Travis Pearson; County Planner and Project Manager, Rob Yingling; County Planner and GIS Manager Jim Waller; Deputy County Attorney Barry Crago; Johnson County Commissioner Bill Novotny; and Vicki Edelman, County Clerk. Commission Member Rob Pfister was absent from this meeting and there is one vacancy on the Commission.

Pearson moved to approve the minutes of the December 9, 2014 regular meeting. Wildeman seconded, motion carried.

Vice Chairman Cleveland called for nominations for Chairman and Vice Chairman of the Commission for calendar year 2015. Pearson moved to elect Albert "Smokey" Wildeman as Chairman and Randy Cleveland as Vice Chairman to the Planning and Zoning Commission. Cleveland seconded, motion carried.

Chairman Wildeman assumed chairmanship of the meeting.

After discussion with Attorney Tim Kirven, Planner Yingling and Deputy County Attorney Crago, Cleveland moved to recommend allowing the Agricultural Exemption under the Wyoming Real Estate Subdivisions statute for the boundary adjustment between the Needens and Bolinger properties on Klondike Road. Pearson seconded, motion carried.

Attorney Tim Kirven also requested that the Commission discuss with the County Commissioners the need to replace the survey pins which were removed at the time the Klondike Road project was under construction. Attorney Kirven also suggested the new survey needs to be recorded. Commission Chairman Wildeman requested Yingling draft a letter to the County Commissioners asking that the survey be recorded and the property pins be replaced.

After discussion with surveyor Travis Pearson, Randy Cleveland moved to recommend approval of the Affidavit of Boundary Adjustment for the Osborn/Huson and McLaughlin properties on Highway 16 West. Wildeman seconded, motion carried. Commission member Pearson recused himself from action on this motion since he is the surveyor.

Planner Yingling informed the Commission he is working with WWC Engineering, the Johnson County Commissioners and the City of Buffalo to obtain a grant to fund a study to determine the feasibility of constructing a public sewer system in the Richardson Park Subdivision. The study would also determine estimated costs of the system. Commission Chairman Wildeman expressed concern over the article in the paper and the misconception of there being an issue right now. County Commissioner Bill Novotny said this is a public safety concern and the people involved would have to form an improvement district if they elected to have public sewer.

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Surveyor Travis Pearson said the pending 2-lot minor subdivision for the Kremer Property in Kaycee will not come before the Planning and Zoning Commission because the Town of Kaycee is requiring the property owner to annex into the city.

Chairman Wildeman called for general public comment and there being none Planner Yingling provided the following status of projects/general discussion items:

1. The D&J Hilton Subdivision – The Minor Subdivision Application has been removed from further Agenda as requested by the developer. The process may be re-initiated by the developer later.
2. Shores at Lake DeSmet Subdivision - Deputy County Attorney Barry Crago reported the Developer (Seller) wants to do what is necessary to correct the legal issues, but he is getting no cooperation from the “Buyers”. Crago stated that the matter would probably have to be settled in Court.
3. Subdivision Improvements Agreement – Yingling is working on revisions to portions of the subdivision regulations regarding subdivision improvements agreements and collateral to guarantee improvements, and updating procedures as to when the minor subdivision process may be used, and will have Deputy County Attorney Barry Crago review those updates.
4. Planner Yingling reported there is still one vacancy on the Commission.
5. Planner Yingling reported that the Spring Conference of the Wyoming Planning Association would be May 14th and 15th in Riverton.

There being no further business to come before the Commission, Cleveland moved to adjourn the meeting at 4:41 pm. Pearson seconded, motion carried.

Approved,



Randy Cleveland, Vice Chairman



Date

**JOHNSON COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING-TUESDAY, APRIL14, 2015**

OFFICIAL MINUTES

Commission Vice Chairman Randy Cleveland called the regular meeting of the Johnson County Planning and Zoning Commission to order April 14, 2015 at 4:00 pm.

Those present were Commission members Randy Cleveland, Travis Pearson and Rob Pfister; County Planner and Project Manager, Rob Yingling; County Planner and GIS Manager Jim Waller; Deputy County Attorney Barry Crago; Johnson County Commissioners Bill Novotny and Jim Hicks; and Vicki Edelman, County Clerk. Commission Member Smokey Wildeman, Chairman was absent from this meeting. There is one vacancy on the Commission.

Pearson moved to approve the minutes of the March 10, 2015 regular meeting. Pfister seconded, motion carried.

John Jenkins, Developer/Owner of the Sand Creek Ranch Conservation Community presented the Commission with a booklet, "Property Rights within Sand Creek Ranch Conservation Community PUD" explaining the history and progress of the project, which commenced in 2005 and completed in 2015.

Planner Yingling informed the Commission that he had received an inquiry from Dennis Lawrence regarding a potential commercial/industrial subdivision at the reclaimed gravel pit north of Buffalo on the east side of North Main Street/Old Highway 87. Mr. Lawrence is currently looking at the costs of subdividing the property.

Planner Yingling discussed his proposal to allow Mr. Dave Guyton an exception to sell a 35-acre portion of his property and have a 34.8 acre parcel remaining. The purpose of the proposal was to avoid a boundary adjustment scenario where an adjacent 7.8 acre parcel, also owned by Mr. Guyton, would be made smaller to increase the 34.8 acre parcel to 35 acres. Pearson moved to recommend the landowner be granted an exception to sell the 35-acre parcel and have a parcel of 34.8 acres remain. Pfister seconded and, after further discussion with Deputy County Attorney Crago, Pearson moved to rescind his previous motion. Pfister seconded, motion carried. The Commission requested Planner Yingling to inform Mr. Guyton that he would have to use the boundary line adjustment exemption to ensure both parcels involved in the split are at least 35 acres in size, and which requires an affidavit and survey.

Planner Yingling requested to reschedule the May regular meeting of the Commission as he will be on vacation visiting family out of town. The Commission decided to reschedule the meeting to 4:00 pm on Tuesday, May 26, 2-15. Yingling will advertise the change in meeting date.

GIS Manager Jim Waller reported to the Commission the half-meter USDA aerial photography project was going to be approved.

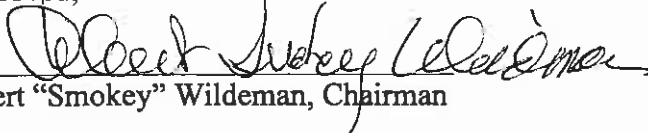
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Vice-Chairman Cleveland called for general public comment and there being none, Planner Yingling provided the following status of projects and general discussion items:

1. Shores at Lake DeSmet Subdivision-Deputy County Attorney Barry Crago reported the Developer(Sellers) are wanting to do what is necessary to make things right but he is getting no cooperation from the "Buyers"; further saying he needs to get jurisdiction over the buyers to get them into court.
2. Subdivision Improvements Agreement – Yingling is working on updates, revision of Subdivision Regulations regarding the requirement for collateral to guarantee subdivision improvements, circumstances when the Minor Subdivision Process may be used and possibly making the minor subdivision process less rigid. Deputy County Attorney Barry Crago will need to review the rewritten portions.
3. Planner Yingling discussed requirements for perimeter fencing for subdivisions as referred to in W.S. 11-28-106(b), and recommended that while developers should be informed of the requirement, it is a civil matter between the developer and adjacent property owners.
4. Planner Yingling reported there is still have one vacancy on the Commission.
5. Planner Yingling reported that Smokey Wildeman may attend and Jim Waller is scheduled to attend the Wyoming Planning Association Spring Conference May 14th and 15th in Riverton.

There being no further business to come before the Commission, Pearson moved to adjourn the meeting at 5:45 pm. Pfister seconded, motion carried.

Approved,


Albert "Smokey" Wildeman, Chairman

5/31/15
Date

**JOHNSON COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING - TUESDAY, MAY 26, 2015**

OFFICIAL MINUTES

Commission Chairman Smokey Wildeman called the regular meeting of the Johnson County Planning and Zoning Commission to order May 26, 2015 at 4:00 pm.

Those present were Commission members Smokey Wildeman, Travis Pearson and Randy Cleveland; County Planner and Project Manager, Rob Yingling; County Planner and GIS Manager Jim Waller; Deputy County Attorney Barry Crago; and Vicki Edelman, County Clerk. Commission Member Rob Pfister was absent from this meeting.

Cleveland moved to approve the minutes of the April 14, 2015 regular meeting. Pearson seconded, motion carried.

Yingling presented an Affidavit of Boundary Adjustment for the David Guyton Property on Klondike Road to transfer .39 +/- acres from a 7.8 +/- acre parcel to an adjacent 69.6 +/- acre parcel. The purpose of the boundary adjustment is to allow Mr. Guyton to sell 35 acres from the resulting 70 acre parcel and have 35 acres remaining in accordance with the exemption in W.S. 18-5-303(b). Pearson moved that the Commission recommend approval of the use of the boundary adjustment exemption to the Board of Johnson County Commissioners. Cleveland seconded, motion carried.

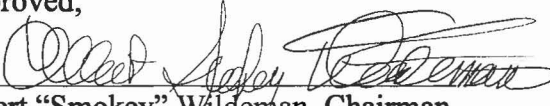
Chairman Wildeman called for general public comments and there being none Planner Yingling gave the following status of projects/general discussion items:

1. Richardson Park Public Sewer Feasibility Study – The USDA Grant application was denied because the City of Buffalo has too much money in reserves. Planner Yingling will talk to the City and County about splitting the cost of the study which is estimated to be approximately \$13,000.
2. The Shores at Lake DeSmet Subdivision - Deputy County Attorney Barry Crago is scheduled to meet with the Attorney to discuss possibility of the sale of the ½ of the subdivision, which would then need to be re-platted. There will need to be more discussion with the subdivision developer, Jason Spielman. Crago should have more information at the next meeting.
3. Yingling also reported he was informed that the Hilton Minor Subdivision may be cancelled and the parcel involved may remain 35 acres, according to one of the parcel owners in the large parcel subdivision.
4. Yingling reported there is still have one vacancy on the Commission.

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There being no further business to come before the Commission, Pearson moved to adjourn the meeting at 4:19 pm. Cleveland seconded, motion carried.

Approved,


Albert "Smokey" Wildeman, Chairman

6/9/15
Date

**JOHNSON COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING - TUESDAY, JUNE 9, 2015**

OFFICIAL MINUTES

Commission Chairman Smokey Wildeman called the regular meeting of the Johnson County Planning and Zoning Commission to order on June 9, 2015 at 4:00 pm.

Those present were Commission members Smokey Wildeman, Randy Cleveland; Rob Pfister and new Commission appointee Manuel D. Rodriguez; County Planner and Project Manager, Rob Yingling; County Planner and GIS Manager Jim Waller; and Vicki Edelman, County Clerk. Commission Member Travis Pearson was absent from this meeting.

New Commission member Manuel (Manny) Rodriguez was welcomed by the Commission.

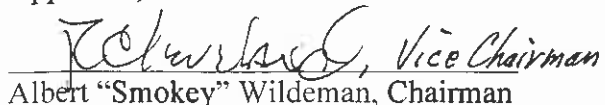
Chairman Wildeman asked for a motion to approve the minutes of the May 26, 2015 regular meeting. Cleveland moved to approve the minutes of the May 26, 2015 regular meeting. Wildeman seconded, motion carried.

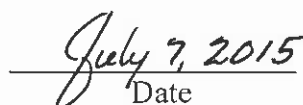
Chairman Wildeman called for general public comments and there being none Planner Yingling gave the following status of projects/general discussion items:

1. Yingling shared photos of the recent storm damage to Emerald Drive in the Emerald Park Subdivision.
2. Yingling informed the Commission that the Board of County Commissioners had approved the boundary adjustment affidavit for the Dave Guyton property on Klondike Road.
3. Richardson Park Public Sewer Feasibility Study – Yingling reported that there was no action on this matter by the City of Buffalo or county as the letter from the USDA denying the grant application had not yet been received by the City of Buffalo.
4. The Shores at Lake DeSmet Subdivision - Deputy County Attorney Barry Crago was scheduled to meet with the Attorney for the developer to discuss possibility of the sale of the ½ of the subdivision, but no information has been relayed by Mr. Crago.
5. Yingling informed the Commission about the fall conference of the Wyoming Planning Association that will be held in Laramie on August 18-21.

There being no further business to come before the Commission, Cleveland moved to adjourn the meeting at 4:12 pm. Pfister seconded, motion carried.

Approved,


Albert "Smokey" Wildeman, Chairman


Date

**Johnson County Planning and Zoning Commission
Regular Meeting – Tuesday, July 14, 2015, 4:00 p.m.**

OFFICIAL MINUTES

Commission Vice Chairman, Randy Cleveland called the regular meeting of the Johnson County Planning and Zoning Commission to order on July 14, 2015 at 4:00 p.m.

Those Present were Commission members Randy Cleveland, Rob Pfister, Manuel D. Rodriguez, and Travis Pearson; County Planner and Project Manager, Rob Yingling; and Clerk to the Planning Commission, Jennifer Jackson. Commission Member Albert “Smokey” Wildeman was absent from this meeting.

Vice Chairman Cleveland asked for a motion to approve the minutes of the June 9, 2015 regular meeting. Pfister moved to approve the minutes of the June 9, 2015 meeting. Pearson seconded, motion carried.

New Business:

A Corrected Affidavit of Boundary Adjustment, Dave Guyton property, Klondike Road, was presented. Yingling stated that this correction was needed due to surveyor error. The survey of the corrected paperwork was missing the book and page of the original filing and needs to be completed. Pearson moved to approve contingent upon the blanks being filled in. Pfister seconded, motion carried.

Yingling updated the Commission on upcoming staff and function changes to the Planning Department.

Public Comment:

Barb Marton, Realtor, commented on the helpfulness of the map server and was concerned about the customer service if this was contracted out, and complemented Jim Waller on exemplary customer service. Rick Durfee, former County Sanitarian, complemented Waller’s efficiency. Wayne Hill, former City/County Engineer, commented that this was another example of doing the wrong thing and the wrong time. Ross Elliot, Realtor, stated that he understands the financial end of things, but has issue with letting them go without severance or anything.

Old Business:

1. Boundary Adjustments – Rock Creek Road & Canal Road. Yingling reported that these should be here shortly. There will also be one coming for Hawk Thompson on Trabing Road.

2. Emerald Park Storm Damage. Yingling reported The HOA will be assessing the lot owners \$1200 per lot for the repair. The developer hopes to finish paving on schedule.
3. Richardson Park Sewer Feasibility Study. Nothing to report.
4. Pending Subdivision – reclaimed gravel pit on Highway 87. Nothing to report.
5. Shores of Lake DeSmet Subdivision. Deputy County Attorney reported that both sides are meeting Thursday morning and they know the County's thoughts on it, and what the Commission wants done.
6. Wyoming Planning Association Fall Conference. If any of the Commission members wish to attend please let Yingling know. Yingling will not be attending.

There being no further business to come before the Commission, Pearson moved to adjourn the meeting at 4:26 p.m. Pfister seconded, motion carried.

Approved, 

Randy Cleveland, Vice Chairman

8-25-2015

Date

**Johnson County Planning and Zoning Commission
Regular Meeting – Tuesday, August 25, 2015, 4:00 p.m.
OFFICIAL MINUTES**

Commission Chairman, Albert “Smokey” Wildeman called the regular meeting of the Johnson County Planning and Zoning Commission to order on August 25, 2015 at 4:00 p.m.

Those Present were Commission members Albert “Smokey” Wildeman, Randy Cleveland, and Travis Pearson; County Planner and Project Manager, Rob Yingling, County GIS Jim Waller; and Clerk to the Planning Commission, Jennifer Jackson. Commission Members Manny Rodriguez and Rob Pfister absent from this meeting.

First item addressed: Chairman Wildeman asked for a motion to ratify the chairman’s decision to move the regular scheduled meeting from August 11, 2015 to August 25, 2015. Pearson moved to vote in favor to ratify the chairman’s decision to reschedule the meeting. Cleveland seconded; no discussion; motion carried.

Chairman Wildeman asked for a motion to approve the minutes of the July 14, 2015 regular meeting. Pearson moved to approve the minutes of the July 14, 2015 meeting. Cleveland seconded, motion carried.

New Business:

Undocumented subdivision on Trabling Road. Jim Waller told the commission that originally it had been a 50 acre lot and had been divided into a 30 acre lot and 2-10 acre lots. The issue came when one of the 10 acre lots was sold in June. There is an existing access easement and the surrounding landowners are in support of expanding that easement to bring the whole thing into compliance. It is required that this be advertised two times and notice be given to the surrounding land owners prior to it being addressed by the P & Z Commission. It is Mr. Waller’s recommendation that the Commission allow this minor subdivision and allow the formal sketch plan be presented at the October meeting. Mr. Pearson moved to proceed with the minor subdivision and advertisements for the property on Trabling Road. Mr. Cleveland seconded, motion Carried.

Rock Creek and Canal Road Affidavit of Boundary Adjustment: This will affect several property owners and will need to be signed and notarized by all. Mr. Cleveland moved to approve the Affidavit of Boundary Adjustment contingent upon receiving all notarized signatures on the survey and affidavit. Mr. Pearson seconded along with a friendly amendment to the motion to include the recording and book and page information to be added. Motion carried.

Affidavit of Boundary Adjustment, Thompson Property on Trabling Road: The existing boundary line goes through a building. This adjustment eliminates that by trading a small slice on each property. Mr. Cleveland moved to approve the Boundary Adjustment. Mr. Pearson seconded, motion carried.

Public Comment: None

Old Business:

1. Emerald Park Paving. Mr. Yingling told the commission that Sean Durant had spoken with the contractor and the paving should begin soon.
2. Shores of Lake DeSmet Subdivision. Deputy County Attorney reported that a proposal was sent today and they are hopeful for a resolution. Mr. Waller said he had received a call today in regards to the common sewer system location. We may want to make sure that this was not included in the lots that were sold.

There being no further business to come before the Commission, Pearson moved to adjourn the meeting at 4:23 p.m. Cleveland seconded, motion carried.

Approved,


Albert "Smokey" Wildeman, Chairman

9-8-15
Date

JOHNSON COUNTY PLANNING AND ZONING COMMISSION

REGULAR MEETING-TUESDAY, SEPTEMBER 8, 2015

Commission Chairman Smokey Wildeman called the regular meeting of the Johnson County Planning and Zoning Commission to order September 8, 2015 at 4:00 PM.

Those present were Commission members Manny Rodriguez and Rob Pfister. County Planner Jim Waller, Deputy County Attorney Barry Crago, Commissioner Bill Novotny and Vicki Edelman County Clerk. Commission Members Randy Cleveland and Travis Pearson were absent from this meeting.

Rob Pfister moved to approve the minutes of the August 25, 2015 regular meeting. Manny Rodriguez seconded, motion carried.

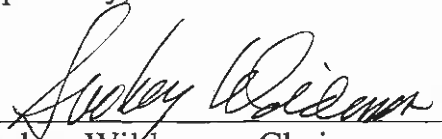
Planner Waller discussed his education and work experience; further stating his two main goals will be to get the subdivision regulations and land use plan up to date. He would like the planning commission to set aside ½ hour each meeting to go through the regulations section by section which will then be reviewed by Barry Crago, Civil Deputy.

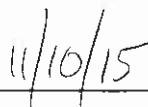
Chairman Wildeman called for general public comment and there being none Planner Waller gave the following status of projects/general discussion items:

1. Undocumented subdivision, creation of 3 parcels less than 35 acres and sale of one parcel less than 35 acres, Trabling Road. Planner Waller said report was good for a septic permit; he will have a full report next meeting.
2. Shores at Lake DeSmet Subdivision-Deputy County Attorney Barry Crago has no updates, they are still in discussion.
3. Planner Waller reported the boundary adjustments are on the Commissioners Agenda for action.
4. Planner Waller reported nothing to report on Emerald Park paving progress. Commissioner Novotny reported some dirt work being done on road in preparation of paving.

Chairman Wildeman said he was happy to be moving in the right direction with the subdivision regulations. There being no further business to come before the Commission, Rob Pfister moved to adjourn the meeting at 4:50PM. Manny Rodriguez seconded, motion carried.

Respectfully,


Smokey Wildeman, Chairman


Date

JOHNSON COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING-TUESDAY, OCTOBER 13, 2015

Commission Vice-Chairman Randy Cleveland called the regular meeting of the Johnson County Planning and Zoning Commission to order October 13, 2015 at 4:03 PM.

Those present were Commission members Manny Rodriguez, Travis Pearson and Rob Pfister. County Planner Jim Waller, Deputy County Attorney Barry Crago, Commissioner Bill Novotny and Vicki Edelman County Clerk. Commission Chairman, Smokey Wildeman was absent from this meeting.

Rob Pfister moved to approve the minutes of the September 8, 2015 regular meeting. Manny Rodriguez seconded, motion carried.

Planner Waller gave a report on the Formal Sketch Plan Review for the Gatlin Subdivision on Trabling Road submitted by Norma Jean Gatlin. He is trying to bring this subdivision into compliance under the minor subdivision regulations. The Planner has sent the certified mailings and done the advertising. There are several easements which would need to be listed on the final plat. Commission member Travis Pearson said he would like to see a sketch plan with all the structures and the private road shown. Jeannie Byrnes, adjacent land owner voiced objection to moving ahead with the final plat; further stating the Gatlin's have violated the subdivision laws and she agrees with Commission member Travis Pearson requiring them to submit a new sketch plan. Norma Jean Gatlin stated she never intended to break the law and she wants to do whatever to make it right and move forward. Travis Pearson moved to have a more detailed sketch plan like a preliminary plat addressing questions presented to show location of structures, existing roadway, existing easements and new easements. This will be continued at next meeting for additional review. Rob Pfister seconded, motion carried.

After discussion on the changes to Klondike Road and the need for a corrective boundary adjustment for the Guyton property, Travis Pearson moved to approve the request for the Corrective Boundary Line Adjustment on the Guyton Property on Klondike Road upon the submittal of a corrected Boundary Line Adjustment for signature by either the Chairman or Vice-Chairman of the Planning Commission. Manny Rodriguez seconded, motion carried.

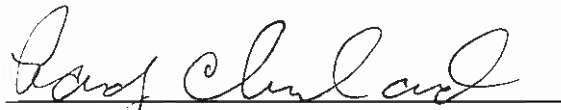
After discussion on Bill Joy's request for clarification on the boundary line adjustment at 99 Daly Lane, the Planning Commission affirms and agrees with the Planner recommendation of no minor subdivision allowance for his property. The Planning Commission also concurred with the Planner that Dave Iddings would not be allowed to split the property based on the Trabling Road.

Vice-Chairman Randy Cleveland called for general public comment and there being none Planner Waller gave the following status of projects/general discussion items:

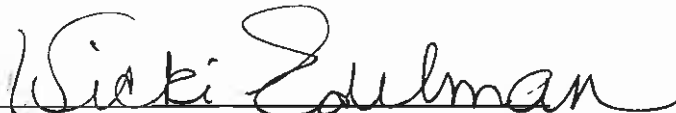
1. Affidavit of Boundary Adjustment, multiple properties, Rock Creek Road & Canal Road-The Affidavits have been recorded and the Deeds are pending.
2. Affidavit of Boundary Adjustment, Thompson properties, Trabing Road-The Affidavit has been recorded and Deeds will be forthcoming.
3. Emerald Park Subdivision-Street Paving status-Needs to be certified-project about complete.
4. Shores at Lake DeSmet Subdivision-Deputy County Attorney Barry Crago has no updates, they are still in discussion.

There being no further business to come before the Commission, Travis Pearson moved to adjourn the meeting at 4:50PM. Manny Rodriguez seconded, motion carried.

Respectfully,


Randy Cleveland, Vice-Chairman

11-10-15
Date

Attest: 
Vicki Edelman, County Clerk

JOHNSON COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING-TUESDAY, NOVEMBER 10, 2015

Commission Chairman Smokey Wildeman called the regular meeting of the Johnson County Planning and Zoning Commission to order November 10, 2015 at 4:00pm.

Those present were Commission members Smokey Wildeman, Manny Rodriguez, Travis Pearson and Randy Cleveland, County Planner Jim Waller, Deputy County Attorney Barry Crago, Commissioner Bill Novotny, Scott Pehringer Road & Bridge Supervisor, Jerry & Norma Jean Gatlin, Clint Culletin from Altitude Land Consulting and Vicki Edelman County Clerk. Commission member, Rob Pfister was absent from this meeting.

Randy Cleveland moved to approve the minutes of the October 13, 2015 regular meeting. Travis Pearson seconded, motion carried.

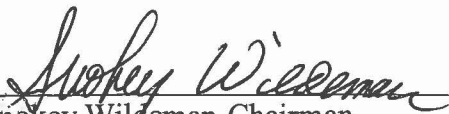
After discussion on the continuation and review of the sketch plan for the Gatlin Subdivision, Travis Pearson moved to approve the Sketch Plan with the following minor changes; to take off the 10' perimeter easement and strike the covenant comment and move to final plat. Manny Rodriguez seconded, motion carried.

Chairman Smokey Wildeman called for general public comment and there being none Planner Waller gave the following status of projects/general discussion items:

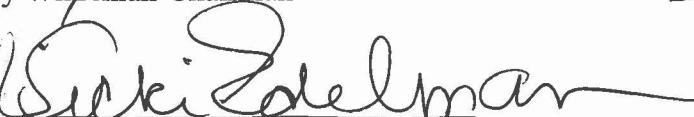
1. Corrected Boundary Line Adjustment for the Guyton Property on Klondike has been submitted for signature by the Commissioners. The correction was due to the minor change in the Trabling Road re-survey.
2. Emerald Park Subdivision-Street Paving is done but with issues. The HMA is no satisfied. The Commissioners will be consulting with an engineer to assess the situation and make recommendations.
3. Shores at Lake DeSmet Subdivision-Deputy County Attorney Barry Crago reported that discussion between the parties has halted. They have a few lots left to sell before the road improvements have to be completed.
4. Planner Waller is working on the revision and update of the Regulations and will be presenting section by section to the Commission for consideration and approval.

There being no further business to come before the Commission, Travis Pearson moved to adjourn the meeting at 4:39PM. Randy Cleveland seconded, motion carried.

Respectfully,


Smokey Wildeman-Chairman

12/8/2015
Date

Attest: 
Vicki Edelman, County Clerk



JOHNSON COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING-TUESDAY, DECEMBER 8, 2015

Commission Chairman Smokey Wildeman called the regular meeting of the Johnson County Planning and Zoning Commission to order December 8, 2015 at 4:00pm.

Those present were Commission members Travis Pearson and Randy Cleveland, County Planner Jim Waller, Deputy County Attorney Barry Crago, Commissioner Bill Novotny, Scott Pehringer Road & Bridge Supervisor, Jerry & Norma Jean Gatlin, Clint Culliton from Altitude Land Consulting, Craig Shavlik from JLM Engineering and Vicki Edelman County Clerk. Commission members, Rob Pfister and Manny Rodriguez were absent from this meeting.

Travis Pearson moved to approve the minutes of the November 10, 2015 regular meeting. Randy Cleveland seconded, motion carried.

After discussion on the final plat review for the Gatlin Subdivision including background on the project, plat warnings, accesses, request for comment and a recommendation for approval by Planner Waller, Randy Cleveland moved to approve the Gatlin Minor Subdivision. Travis Pearson seconded, motion carried.

After discussion by Planner Waller on the Request for a Corrective Boundary Line Adjustment on the Hawk Thompson, Dorothy Thompson, Nicole & Marcus Allison property on Trabling Road, Travis Pearson moved to the Corrective Boundary Line Adjustment on the Hawk Thompson, Dorothy Thompson, Nicole & Marcus Allison property on Trabling Road contingent upon signature of all property owners on the Affidavit. Randy Cleveland seconded, motion carried.

Randy Cleveland moved to approve the Dave Guyton Boundary Line Adjustment between his family exempt parcel and his remaining 35+ acre parcel. After extensive discussion concerning access to Klondike Road and the general complications, Travis Pearson seconded, motion carried.

Chairman Smokey Wildeman called for general public comment and there being none Planner Waller gave the following status of projects/general discussion items:

1. Planner Waller said the web site has meeting minutes back 4 years, agendas, members and the function of the Commission. The subdivision regulations once they are revised will be there also.
2. The Commission positions of Rob Pfister and Manny Rodriguez will be up in January. Manny has expressed interest in another term.

3. Emerald Park Subdivision-Street Paving is done but with issues. The fire protection system has been recorded and signed off by Fire District #1; the roads will be accepted when the requested information is submitted to the county for review.
4. Shores at Lake DeSmet Subdivision-Deputy County Attorney Barry Crago reported the County Attorney's Office is working on the complaint and he will bring that to the Commission for their review. They will try to get the Common Areas back together.
5. Planner Waller is working on the revision and update of the Regulations and will be presenting section by section to the Commission for consideration and approval. He would like to set aside 10-15 minutes each meeting to work on the revisions section by section. He would email the section to be discussed before so the Commission would be prepared to discuss the changes.
6. Josh Johnson has made inquiry about a possible vacation of Lots 1-6 in the Bald Ridge Subdivision; he owns lots 1 & 2. Planner Waller discussed all the requirements of the vacation.

There being no further business to come before the Commission, Randy Cleveland moved to adjourn the meeting at 5:13PM. Travis Pearson seconded, motion carried.

Respectfully,

Randy Cleveland Acting Chair 1-12-06
Smokey Wildeman-Chairman Date

Attest: Vicki Edelman
Vicki Edelman, County Clerk

