

**West Point City
Planning Commission
3200 West 300 North
July 23, 2015**

Present: Brad Lee, John Detamore, Curtis Seeds, Jeff Macfarlane, Troy Moyes – City Planner, Michelle Bailey – Planning Commission Secretary

Excused: Brian Vincent, Korey Kap, Jeremy Strong

Visitors: Eric Anderson, Rick & Shari Pro

WORK SESSION

1. Discussion regarding a Conditional Use Permit for an accessory building located at 3944 West 1450 North, Shari Pro, applicant.

Troy Moyes reviewed some of the requirements listed in the ordinance regarding accessory buildings. Because their building will be greater than 1,000 square feet, they are required to obtain a conditional use permit and a building permit. Because it will be constructed on a building lot that is less than 15,000 square feet, the roof height may not be greater than the principle structure, which it is not. They must maintain 25% of their lot as open space because of the zone they live in. This does not protrude into the side yard. The building will be 10 feet from the residence, three feet from the side property line and eight feet from the rear property line. This meets all of the building codes and zoning requirements. The commission will ask what the plans are for exterior materials.

2. Discussion regarding Apiaries/Beekeeping Ordinance.

Troy Moyes said that he restructured the ordinance to make it easier to read. He realized that on the first draft he neglected to list the requirement to have a water source, so that has been added now. John Detamore commented that in Item B, A-10 needs to be changed to read A-40 since we don't have an A-10 zone. Troy restructured the information under Item C Placement of Hives. The verbiage is the same but it is easier to read in the new format. Troy also created an application for residents to submit. It will have all of the information on it so Troy will know right away if they are in compliance. They must provide their State registration number on the application. West Point currently has 12 hives registered with the State. Syracuse has 23 registered hives and Clinton has 18 registered hives. The State will provide a placard that must be mounted on the hive to show that it is registered. They are subject to inspection at any time. Troy stated that the City would like to have a good handle on where all the hives are. He would like to map it out. The application asks for an email address because Troy would like to email them information on beekeeping best practices quarterly. There are lots of informational resources available. The commission was in favor of that idea.

Jeff Macfarlane asked if residents on lots that are less than 10,000 square are able to have hives. Troy said they are not allowed to have hives. Jeff felt that Item B was a bit confusing. Troy Moyes said he can change the verbiage to make more sense. He

proposed that it say, “No hives shall be allowed on lots less than 10,000 square feet.” Brad Lee said he feels this can still move forward to City Council with the changes discussed rather than have the commission review it again. The rest of the commission agreed.

Troy Moyes referred to the Staff Report which has statistics for neighboring cities. He stated that having a 10,000 square foot minimum is very restrictive compared to other cities.

Troy discussed Item F Compliance. He stated that it is difficult to have a compliance section in the ordinance. If someone were to complain and City Staff goes to check on it, it then can become somewhat arbitrary. A neighbor may complain but upon inspection it may be determined that the hive owner is following the best practices so nothing can be done about it. The commissioners were all in favor of the proposed agenda with the suggested changes.

REGULAR MEETING

1. Call to Order

2. Pledge of Allegiance

3. Prayer: given by Jeff Macfarlane

4. Approval of Minutes from July 9, 2015.

Curtis Seeds made a motion to approve the minutes for July 9, 2015, as written. John Detamore seconded the motion. All voted aye.

5. Public Comments: None given

6. Consideration of a Conditional Use Permit for an accessory building located at 3944 West 1450 North, Shari Pro, applicant.

Rick Pro was present to answer questions. Troy Moyes reviewed the information regarding the application. It will be a 1,200 square foot facility. It will be a wood-frame building. The setbacks are 10 feet from the residence, three feet from the side property line and eight feet from the rear property line. Staff recommends approval. Brad Lee asked what the exterior material will be on the building. Mr. Pro stated that it will be a steel building with a steel roof.

Curtis Seeds made a motion to approve the Conditional Use Permit for an accessory building located at 3944 West 1450 North, Shari Pro, applicant. Jeff Macfarlane seconded the motion. All voted aye.

7. Recommendation for a modification to Section 17.40 of the West Point Code regarding Apiaries/Beekeeping.

Troy Moyes said that City Council has had some requests for apiaries located in residential zoning. Currently, zoning allows beekeeping in all agricultural zones. It has been discussed in the past few meetings; specifically the zones they would be allowed in. After much discussion, it is proposed that they be limited to 10,000 square foot lots or larger. Anything less than that would not be permitted to have hives.

Troy discussed some of the highlights of the proposed Code modification. A. Application - There is a required application that would need to be submitted to the City. It is a no-fee application. We just need to know where these apiaries are located. B. Number of Hives – This would limit them to the size of the lot. It increases incrementally on residential lots not to exceed 10 hives. C. Placement of Hives – No hives shall be in the front or side yards. No hive can be higher than six feet. No hive shall be located closer than twenty-five feet to the principle building on the abutting lot. No hive shall be located closer than ten feet to any public sidewalk. D. Flyways, E. Water, F. Compliance, and G. State Registration all remained as discussed in previous meetings.

John Detamore made a motion to make a favorable recommendation to the City Council regarding modifications to Section 17.40 of the West Point Code regarding Apiaries/Beekeeping with modifications as noted in the work session. Jeff Macfarlane seconded the motion. All voted aye.

8. Planning Commission Comments

Curtis Seeds thanked Staff for their work on the Apiary subject and the new application.

Jeff Macfarlane had no comments.

John Detamore thanked Staff for the work that they have done and for the information they provided to the Commission to allow them to make an informed recommendation on the Code changes.

Brad Lee thanked Staff for their hard work. Brad commended Troy for the application that he created. Brad also encouraged the commissioners to attend the summer party.

9. Adjournment

John Detamore made a motion to adjourn at 7:13 p.m. Brad Lee seconded the motion. All voted aye.


Chairperson – Brad Lee

Secretary – Michelle Bailey

