

Public Hearing
Planning and Zoning Commission
RANDOLPH TOWN BOARD MEETING
Randolph Town Office
Recorded Office Computer
October 17, 2018
7:00 pm

PLANNING COMMISSION PRESENT: Glenn Smith
Scott Ferguson
Tammy Hoffman

ABSENT: Don Dalke, Jayson Limb

BOARD MEMBERS PRESENT: Mayor Weston
Lana Peart, Clerk
Melanie Limb
Sim Bell

ABSENT: Brian Weyers, Larry Kennedy

GUESTS: Merrill Muir, Tyler Stuart

The P&Z committee opened the Public Hearing on the Revision of the Development Code Zoning regulation. Glenn Smith called the meeting to order. He asked for public comment and there was none given.

Scott Ferguson made the motion that we amend the section of the development code that describes the Residential Agriculture Mixed Zone as having a ¼ acre minimum lot area to be ½ acre for the minimum lot area. The Minimum Lot width will remain at 75 feet. The motion was seconded by Glenn Smith, approved unanimously. All newly annexed areas (June 2018) will be in this zone. The new areas had not been assigned a zoning classification at this point.

This change in the code will now go to the Randolph Town Board for a Public Hearing and approval.

Sim Bell then addressed the board concerning a building permit for the new concession stand being built in conjunction with Rich County. The building will be 24x48 and will be considered a shed for classification purposes. It will have plumbing only stubbed in and a 1000 gallon holding tank for waste purposes. He shared the plans and it will meet all set back requirements. They would like to begin construction next week.

Glenn made the motion that we accept the building as planned, Tammy seconding, approved unanimously, so that the building permit could be issued and construction could begin.

Tammy made the motion that the P&Z Hearing be closed, Scott seconding, approved unanimously.

The Public Hearing for the Randolph Town Board was called to order by Mayor Weston at 7:20 pm. Sim made the motion that we accept the recommendation of the Planning and Zoning Commission and change the definition of the Residential Agriculture Mixed zone to read ½ acre minimum lot size and 75 linear feet minimum lot width. The motion was seconded by Melanie and approved unanimously. They also agreed that this zone would apply to all the newly annexed area in the Town.

The Public Hearing was closed and the board went on to discuss some pressing engineering issues with Tyler Stuart.

Tyler shared with the board the memorandum that he had written to Merrill Muir and the Town board concerning the Crawford View Addition Plat review that he had completed. In it he states some of the things we need to complete to build the road and install the new water system to the subdivision.

Before the new water system can begin to be constructed, we will need to have approval of the Division of Drinking Water. We need to provide proof that we have adequate flow and sufficient water rights to move ahead with the extension. Tyler will be working to design the system to meet all these requirements. He suggested we obtain the water model made by JUB engineers in 2011 to save us money and time and we will also try to get their water rights research that was completed in 2015. The Mayor will contact JUB for this data. We discussed fire protection and hygiene matters for the system.

Merrill is planning to begin putting in some utilities this week and he asked Tyler's input on this also. When we get our final plans for the water system, we can begin looking for additional funding and let Mr. Muir know what our impact and hook up fees will be. The project is approved and moving forward at this time.

Melanie made the motion to dismiss at 8:15 and Sim seconded. We will conduct our routine business at our regularly scheduled meeting on November 14, 2018. At that time, a representative of Jones & DeMille will be visiting with us to talk about a permanent Subdivision Ordinance.

Mayor _____ Clerk _____
Date of Approval _____