

Planning and Zoning Board Agenda

Location: Jasper County Commissioners Meeting Room, ground floor of Historic Courthouse

Date: Thursday, September 22, 2022

Time: 6:00 PM

1. Call to order – Julie Bennett
2. Approval of Agenda
3. Approval of Minutes from July 21, 2022 and August 25, 2022
4. A Public Hearing will be held for Amendments to Part II, Code of Ordinances which include: Chapter 105 - DEVELOPMENT STANDARDS AND REGULATIONS; Chapter 107 – FLOODS; Chapter 109 – PLANNING; and Chapter 119 – ZONING. The amendments will address updates to the Conservation Subdivision requirements, general definitions, the zoning Use Table, and for other purposes. Copies of the draft proposed amendments will be available at the historic courthouse on Monday August 22, 2022.
 - I. Suggested changes to Chapter 119 Zoning, Article IV. District Regulations, Division 4, Sec. 119-244 – Development standards – Agriculture and residential districts and Sec. 119-194, Sec. 119-195, Sec. 119-196, Sec. 119-197 and Sec. 119-198.
These changes are the minimum lot sizes.
 - II. Suggested changes to Chapter 105 Development Standards and Regulations, Article II, Sec. 105-28 – General Definitions
These are adding and correcting definitions.
 - III. Suggested changes to Chapter 105 Development Standards and Regulations, Article IV. – General Procedures, Sec. 105-84, 105-85 and Sec. 105-88; Article VI. – Conservation Subdivisions, all sections; Article VIII. – Infrastructure Improvements, Sec. 105-216 and Sec. 105-218;
This will add language that the Subdivision Design Standards will control if conflict in the language with another part of the ordinance.

- IV. Suggested changes to Chapter 105 Development Standards and Regulations, specifically identifying the different types of Subdivisions
- V. Suggested changes to Chapter 105 Development Standards and Regulations, by giving language to a Minor Subdivision Design
- VI. Suggested changes to Chapter 105 Development Standards and Regulations, Giving language to a Residential Subdivision Design
- VII. Suggested changes to Chapter 105 Development Standards and Regulations, Article IV. Conservation Subdivision, by amending language to a Conservation Subdivision Design
- VIII. Suggested changes to Chapter 105 Development Standards and Regulations, by reserving a spot for language to be added in the future for a Mixed Use Subdivision Design
- IX. Suggested changes to Chapter 105 Development Standards and Regulations, by giving language to a Commercial & Industrial (aka Non-Residential) Subdivision Design
- X. Suggested changes to Chapter 105 Development Standards and Regulations, Article 1, Sec. 105-1 – Authority by amending language; Sec. 105-2 – Jurisdiction by amending language; Sec. 105-103 – Applicability and prohibitions by adding new section; Sec. 105-104 – Purposes by repealing existing language and renaming the section number; and Sec. 105-5 Content by renaming the section number
- XI. Suggested changes to Chapter 105 Development Standards and Regulations, Article 105-85 General overview of subdivision plat review and approval procedures by omitting (b) (1) language and renumbering sections; Sec. 105-87 – submission and approval of preliminary plat by adding requirement to submit a digital copy and maintain compliance with Sec. 105-103 Purposes, adding an expiration to the preliminary plat approval and correcting language; Sec. 105-90 Specification for construction plans by changing language to LIDAR topo for contour lines; and Sec. 105-91 Submission and approval of final plat by changing the timeline from 30 days to 60 days for approval deadline.

- XII. Suggested changes to Chapter 105 Development Standards and Regulations, Article V. – General Requirements, Sec. 105-127 Development standards for lots by establishing a minimum slope for a building site
 - XIII. Suggested changes to Chapter 105 Development Standards and Regulations, Article X Standards for Utility Infrastructure, Sec. 105-275 and Sec. 105-128 by setting distance between fire hydrants to 500 feet apart.
- 5. Future Meeting Notices
 - 6. Adjournment