

**MINUTES OF THE MEETING OF THE TOWN OF VINTON PLANNING
COMMISSION HELD ON TUESDAY, MARCH 25, 2014, AT 7 P.M., AT THE VINTON
MUNICIPAL BUILDING, 311 SOUTH POLLARD STREET.**

MEMBERS PRESENT: **Dave Jones, Chairman**
 Bob Patterson
 Paul Mason

MEMBERS ABSENT: **Bill Booth**
 Dawn Michelsen

STAFF PRESENT: **Anita McMillan, Planning and Zoning Director**
 Karla Turman, Associate Planner/Code Enforcement Officer
 Julie Tucei, Planning and Zoning Coordinator

OTHERS PRESENT: **Mick Michelsen, 225 N. Maple Street, Vinton**

AGENDA

- I. Call to Order**
- II. Approval of Minutes:**
 - 1. December 10, 2013 Meeting**
 - 2. March 4, 2014 Meeting**
- III. Public Hearing:**
Amendment to the Town of Vinton Zoning Ordinance, Article V. Supplementary Regulations, Division 4 Accessory Buildings and Temporary Buildings, Section 5-17.2. Temporary Family Health Care Structures.
- IV. Citizens' Comments**
- V. Comments of Planning Commissioners and Planning Staff**
- VI Adjournment**

The meeting of the Vinton Planning Commission was called to order at 7:05 p.m. by Chairman Jones. Roll was called and two members, Mr. Booth and Ms. Michelsen, were absent.

The first item on the agenda was the approval of minutes from the December 10, 2013, and March 4, 2014, meetings. Mr. Patterson made a motion to approve the December 10th and March 4th minutes as submitted. Mr. Mason seconded the motion. Roll was called and all members present voted in favor of the motion to approve the two sets of minutes as submitted.

Next on the agenda was to hear a proposed amendment to the Town of Vinton Zoning Ordinance, Article V. Supplementary Regulations, Division 4 Accessory Buildings and Temporary Buildings, Section 5-17.2. Temporary Family Health Care Structures. Chairman Jones asked staff for an update on the health care cottages. Ms. Turman provided the Commissioners with a summary of the staff report which was provided in their packets and will be made a part of the permanent record for this meeting. Ms. Turman mentioned that the biggest change in the regulations was to allow for double occupancy in the cottages in the case of married couples. She stated that the regulations from the state went into effect on July 1, 2013, and that the Town must update its ordinance due to the changes made by the state. Mr. Patterson made a motion to recommend that Town Council approve the proposed changes to the ordinance in order to meet state requirements. Mr. Mason seconded the motion. Roll was called, and all members present voted in favor of the motion as stated by Mr. Patterson and seconded by Mr. Mason.

The next item on the agenda was the citizens' comments portion of the meeting. Mr. Michelsen said he

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was interested in the spot blight abatement issue. Chairman Jones informed him they had discussed that issue during the work session earlier in the evening, but could briefly go over it once again for Mr. Michelsen. Chairman Jones mentioned that Bruce Mayer had attended the work session to hear the spot blight abatement issue because he owns property that adjoins a blighted property. Chairman Jones asked Ms. Turman to go over her presentation about the issue again briefly for Mr. Michelsen's benefit. Mr. Michelsen mentioned that he was concerned about what would be considered blight. He mentioned that his own house at one time could have been considered blighted, but someone took a chance on it and fixed it. He said there is another home in his neighborhood that probably needs to be fixed up, too. Chairman Jones said Mr. Michelsen has made a good point. He said that Town Council has been clear on the procedure that they would like to see for spot blight abatement. He stated that there will be a lot of checks and balances within the whole process. Chairman Jones said the state code will also be included in the process. He mentioned that the house on Gus Nicks Boulevard has been discussed for about 10 years or so as being blighted. Ms. McMillan said Ms. Turman has been working on a resolution for the Gus Nicks house since about 2005, and that the Town has received a lot of complaints from citizens about the house especially over the last three years. She said they must try to balance the rights of the property owners, as well as the neighbors and other citizens. The abatement process will help determine whether the house can be repaired or needs to be torn down. Chairman Jones said he is concerned that the Gus Nicks house could catch fire, and it is so close to the other house next door that is well-cared for. Ms. Turman said there is only about 10 feet or so of separation between the two houses. Chairman Jones said if it does catch on fire, it could also endanger other buildings nearby, as well as the other house. He said that he thinks staff has done a good job on doing what Council has asked them to do as far as the abatement process.

Lastly, comments of the Planning Commissioners and Planning Staff were heard. The Commission was invited to attend the groundbreaking for the downtown and the library to be held on the site of the new library on Pollard Street on April 3rd at 10 a.m. They were also invited to attend the meeting about the downtown pocket park where input on the park and its features would be received. It is scheduled for March 27th at 7 p.m. at the Vinton War Memorial. Additionally, all were invited to attend the Arbor Day celebration that is being held at the Craig Avenue Recreation Center on April 17th at 4 p.m. Ms. McMillan stated that Smokey the Bear would be in attendance, as well as children from the Vinton area. She also reminded them of the joint public hearing with Town Council for the flood plain ordinance on April 15th at 7 p.m. No meal will be served that evening since Commissioners do not have to be at the meeting until 7 p.m.

With there being nothing further to discuss, the meeting was adjourned at 7:30 p.m., on a motion by Mr. Mason and a second by Mr. Patterson.

Respectfully Submitted,

Anita McMillan
Planning Commission Secretary