

Planning & Zoning Meeting Minutes

26 August 2020

Members Present: Emily Greene, Tom Lindale, John Willard, Luke Thomas

Town Staff: Roseann Lamar-Town Clerk

Council Attendees: Steve Bilbrough-Mayor, Doug Dennison-Vice Mayor, Carlen

Kenley-Parks & Streets

Presenters: William DeCoursey, UD IPA Policy Scientist

Public Attendees: Judy Sylvester, Jim Fennemore, John Paradee, Beverly Cannon

Meeting called to order at 6:32 pm

Pledge of Allegiance

Moment of Silence

Adoption of Agenda: Motion by Tom, Second by Luke, all in favor

Adoption of Minutes: Motion by Luke, Second by Tom, all in favor

New Business: Beverly Cannon lot line adjustment request. Ms. Cannon stated that she had very little back yard space and had worked out an agreement with her neighbor's Mr. Charles & Sarah Maria Nau JR. There would be 378 square foot parcel From 6 Wingate North Court to be transferred over to Ms. Cannon's lot. Ms. Cannon presented copies of two surveys that were completed back in April & July 2020 of both property lines for her as well as Mr. & Mrs. Nau at 6 Wingate North Court. Ms. Cannon also brought in affidavits prepared by her lawyer in which the two parties signed and agreed upon the terms. Mr. Willard from Planning & Zoning Committee asks the question in regards to Ms. Cannon's other neighbor Ms. King who had a concern that it may affect her property as well. After review from the committee they did not see any problems with Ms. Cannon's request or where it might affect anyone else's property. A letter was given to Ms. Cannon to move forward.

Ordinance #50-20 An Ordinance to Amend the Land Use and Development Code of the Town of Wyoming to Create Additional Conditional Use Expiration Provisions. Vice Mayor Doug Dennison went over and reviewed the changes to Section 1. E 1-6 Compared how other Towns did their Conditional Uses. In order to move forward with this Ordinance Council needs recommendation from Planning & Zoning. Councilman Kenley brought up the fact that this number 50-20 was already being used. Number will have to be changed to #53-20. Council Kenley also questioned Section 1. E 5 as to where do the conditions of the Conditional Use for the applicant come from. Vice Mayor Doug Dennison responded that Town Council places the terms on a Conditional Use. Was brought up by the Committee that the wording in Section 1. E 1 was confusing and could use some clarification. Was suggested that Council possibly having the language changed so that there is no confusion when someone reads it. First Motion was made to approve changes to Amend Section 1. E 1-6. Motion by Luke, seconded by Tom, all in favor. Second Motion to have language to have more clarity. Section 1. E 1. Example Duration: The approved applicant has one year following the approval date to implement the Conditional Use. Motion by Luke, Seconded by Tom, all in favor.

Comprehensive Plan: Summarize notes from Planning & Zoning meeting. Reviewed existing Land Use and Development. Need to identify anything that has changed in the Town over the past ten years since the last Comprehensive Plan was done. How has the Town grown as well as the growth of the population since the last Comprehensive Plan. Next step will be going thru maps. Know current use to change future use.

Old Business: None

Next Regular Meeting: September 23, 2020 @ 6:30 pm

Public Comments: None

Adjourn: Meeting adjourned at 8:16 pm Motioned by Tom, Seconded by Luke, all in favor