

**MINUTES OF THE  
Planning & Zoning Special Work Meeting for the City of Menan held October 25, 2018.**

**Present:** Jason Watson, Rand Watson, Victor Cammans, Allyson Pettingill, Noel Raymond, Brian Storms, Ron Jones, Danielle Andrew, Tad Haight, Caroline Watson, Rhett Watson, James Zolman, and Tim Hale.

**Planning and Zoning Special Meeting called to order at 7:01 pm.**

Meeting called to order.

Victor Cammans welcomes everyone.

**Review of Building Permit in Impact Area-Zolman-Action:** There is discussion of the Zolman permit in question. The issue discussed referred to the fact that Jefferson County P&Z had issued a building permit in the City Impact Area without consulting the City P&Z as per a signed contract agreement between the two. The issue with the permit is that the proposed site for the structure is in the middle of a future road if the City chose to extend 3515 E. further south. There is discussion of this. There is discussion of the City Ordinances regarding roads and also the Comprehensive Plan regarding keeping the roads extending out in a grid pattern. The Commission keeps discussing while waiting for Kris Meek to call to give a legal opinion. Kris calls and explains that the City has a legal right to keep the structure from being built on the proposed site because it would block a future road from conforming to the grid pattern that is set out in the Comprehensive Plan. Also the fact that the permit was approved without conforming to the legal agreement between the City and the County makes the permit not legal in his opinion. There is discussion of this. Victor asks the Commission what their recommendation would be. The consensus of the Commission is to send a letter to the County Planning and Zoning approving the permit. There is more discussion of the issue. The Commission agrees to send a Recommendation stating that the City of Menan Planning and Zoning Commission approves of the Building Permit for James Zolman as the wording in the Agreement between the two regarding the roads is seen to pertain more to subdivisions than single homes and that a future developer can deal with the road issue when the land is developed.

There is discussion of the Comprehensive Plan and what should be looked at and the issues for the future.

**Lane Mortimer made a motion to make recommendation as discussed to the County Planning and Zoning. Jason Watson seconded the motion. Motion passed.**

**Rand Watson makes a motion to adjourn. Lane Mortimer seconded the motion. Motion passes.**

Planning and Zoning Work Meeting adjourns at 9:02 pm.

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Allyson Pettingill  
Clerk/Treasurer