

PLANNING AND ZONING COMMISSION MEETING OCTOBER 14, 2009 6:30 P.M.  
AT THE COMMUNITY CENTER

PRESENT: Chairman Adrian Beazer, Members; Roy Hobbs, Dan Garren, Clerk Robyn Keyes.

ABSENT: Member Lance Ellis,

VISITORS: Allen Horton, Ramona Horton

PZ Chairman Beazer welcomed everyone and led the Pledge of Allegiance.

**Minutes.** The minutes were reviewed. PZ member Garren made a motion to approve the minutes. PZ member Hobbs seconded the motion. All were in favor. Motion carried. Minutes approved.

**Monica Wood** land use questions. Mrs. Wood called the City Clerk before the meeting and said she would not be attending the meeting, and decided not to purchase the land she had questions about.

**Longhurst subdivision.** Clerk Keyes said Bill and Zenna Longhurst had approached her regarding subdividing their property at 5077 Rockwood. Clerk Keyes gave the Longhurst's code information regarding R-1 zoning that included minimum lot size. The Longhurst's did not want to sell 1/3 of an acre, and were asking if they could sell 1/4 of an acre. The planning and zoning commission said they would be required to have a public hearing to ask for a variance on the lot size. Clerk Keyes said she would schedule a hearing if the Longhurst's decided to pursue the variance.

**Public Input windmill use.** 7:00 p.m. Chairman Beazer welcomed Mr. and Mrs. Horton. The Horton's were in favor of windmill use and said they were also in favor of notifying, and involving the neighbors of those interested in installing a windmill. The Horton's recommended that guidelines were established for height and setback requirements. Chairman Beazer thanked the Horton's for their time. Chairman Beazer said since there was a lack of interest by the public for windmill use, the issue would be tabled until further interest was raised.

PZ member Garren suggested that if ordinances from the PZ committee were crafted correctly, and were very specific with the wording, then identifying specific lot size for restrictions would not need to be established. PZ member Garren said that restrictions based on lot size alone may not address impacts from activities (such as the chicken ordinance), and suggested that specific setbacks or similar restrictions may be more effective at alleviating negative impacts associated with PZ issues. He stated that many people in Iona had odd shaped lots, and the absence of clear, concise setback information may not eliminate negative impacts to neighbors. Further, if residents could comply by the guidelines of setback requirement and placement of impacts, restricting lot sizes may be unnecessary.

PZ member Garren made a motion to adjourn. PZ member Hobbs seconded the motions.

Adjourned 7:40 p.m.