



Approved 11/28/18

**CITY OF MILLERSBURG  
PLANNING COMMISSION WORK SESSION**

4222 NE Old Salem Road  
Tuesday, November 1, 2018  
6:00 p.m.

**Minutes**

- A. CALL TO ORDER: Commission President Jimmie Kirkendall called the meeting to order at 6:00 pm.
- B. ROLL CALL:  
Members Present: Jimmy Kirkendall, Anne Peltier, John Sullivan, Ryan Penning, Steve Vogler, Connie Lepin, Dennis Gunner, and Scott Stimpson  
  
Members Absent: Ed Perlenfein  
  
Staff Present: Kevin Kreitman, City Manager; Janelle Booth, Assistant City Manager/City Engineer; Kimberly Wollenburg, City Recorder; Jake Gabell, Deputy City Recorder; John Morgan, City Planning Manager; and Matt Straite, City Planner
- C. Presentation by John Morgan to the planning commission and staff.
- 1) Review of Chapter 2, Zones and Zoning Regulations. Discussion included medium density residential zone, low density residential zone, accessory dwelling units, and accessory structure heights. Accessory dwelling unit standards will be discussed in more detail at the next meeting.
  - 2) Medium density zone minimum lot area was discussed. Minimum setbacks were discussed, and will be modified in the next draft.
  - 3) Zone change process was discussed, and rezoning the city with the new zones being proposed in the new code.
  - 4) Livestock provisions were discussed and more details will be added into the next draft of the code.
  - 5) Recess began at 7:11 pm, and ended at 7:20pm.
  - 6) Commercial zone was discussed, which proposes to combines the prior community commercial and LI/commercial zones.
  - 7) An interchange zone is proposed, and will be added to the next draft of the code.

- 8) Industrial zone was discussed: permitted uses in the zone, special uses, and conditional uses.
- 9) The public zone is designed to free up the public buildings to have less restrictions than other zones.
- 10) The flood plain overlay zones has been added, and is required by FEMA regulations.
- 11) The historical property overlay zone is required by state law, but it is not required to determine which properties are historic.
- 12) The limited use overlay zone is used to allow a permitted use for a specific, limited use. There was significant discussion about the use of this type zone, and the commission decided not to include it in the next draft.

D. ADJOURNMENT: meeting adjourned at 8:33 pm.

Respectfully submitted:



Jake Gabell  
Deputy City Recorder

Reviewed by:



Matt Straite  
City Planner

Upcoming Meetings:

- November 13, 2018 @ 6:30 p.m. – City Council Meeting
- November 28, 2018 @ 6:00 p.m. – Planning Commission Meeting
- November 28, 2018 @ 6:30 p.m. – Planning Commission Workshop
- December 6, 2018 @ 6:00 p.m. – Planning Commission Workshop

*These notes are not final until approved by the Planning Commission.*