

**City of Moscow Mills**  
**Planning and Zoning Commission Meeting**  
**Moscow Mills Community Building,**  
**6:00 p.m.**  
**Minutes Of**  
**June 6<sup>th</sup>, 2016**

The meeting was called to order by Acting Chairman Tom Gormley at 6:16 p.m.

Roll call of members. Tom Gormley, Jack Campbell, Mayor Mike Clynch and Alderman Patrick Flannigan were all present.

Motion by Patrick Flannigan, Seconded by Jack Campbell to amend the agenda and put Darryl Sutton's alley and street vacation to be first. All voted in Favor.

Apparently there are legal issues that have come up with regard to a section of the property to be vacated by the city. A neighbor is claiming that at least part of the property in question was deeded to his father at some time in the past. The members were in agreement that they did not feel they could act upon the recommendation until we get direction.

Motion to table action on the Darryl Sutton request pending review by the city's legal counsel. All in favor.

Tab Tooling Submission for consideration of design on building addition.

Doug Bjronsted, GBA consulting engineer, states all is in order with Tab Tooling's submission.

Motion by Patrick Flannigan, Seconded by Mike Clynch to approve the design submission by Tab Tooling. All are in favor.

Review of grading plan for Chestnut Ridge Development.

Questions are asked regarding the runoff and new retention pond located immediately next to Highway 61 right-of-way.

Doug B states that Cochran Engineering has addressed the concerns about additional runoff with the addition of the second retention pond. The break of the land to the NW has also been addressed.

Motion by Jack Campbell, seconded by Patrick Flannigan, to accept the grading plan as submitted by Cochran Engineering for Chestnut Ridge. All are in Favor.

McQuay family request for vinyl fence on their property on Main St. located in Special Old Town District.

Mr. McQuay states the fence is only 30 ft in length and will be constructed of vinyl material. It will be clear of any easement and the property line.

Motion by Patrick Flannigan, second by Jack Campbell, to approve the McQuay Family request for installation of a 6ft tall, 30 ft long vinyl fence. All are in favor.

Commission discussion regarding when new homes will be placed on the tax rolls. Mike says he believes it is not until the following year. So if a house is built in July of 2016, it would NOT be on the rolls until 2017.

Existing homes sold are already on the tax rolls and the buyer pays for that portion of the taxes at closing.

Currently we are on track to have nearly 100 homes built in the city this year. That number includes the 40 homes in Chestnut Ridge.

Motion to adjourn the meeting by Mike Clynch, seconded by Patrick Flannigan.

All are in favor. Meeting was adjourned by 7:35 p.m.

Respectfully Submitted

Jack Campbell, Secretary

Tom Gormley, Acting Chairman