

City of Moscow Mills
Planning and Zoning Commission Meeting
Moscow Mills Community Building,
6:00 p.m.
Minutes Of
April 3rd, 2017

The meeting of the Moscow Mills Planning and Zoning Commission was called to order at 6:12 by acting Chairman Tom Gormley. Attendance was taken with Tom Gormley, Mike Clynch, Patrick Flannigan and Steve Aston present. Steve Burnett was absent.

Public Hearing #1

The public hearing for Network Utility Transport, LLC for placement of a 75' tall utility pole was opened at 6:13 p.m. A presentation was made by the representative from MoNUT re: the placement of the pole for high speed, 5G, internet service. He stated that they were aware of deficiencies within the current application that needed to be addressed.

Erin Seele, the city's legal counsel from Gilmore, Vogel and Roost, reviewed the items that needed to be corrected for the complete application. The city was/is not under obligation to approve until all of the deficiencies have been addressed. Matt, representative of MoNUT, said he was aware of the list and that his company was working on final completion of the application.

Erin Seele stated that there is more than enough time to meet the 120 day deadline as set forth in the statute regarding wireless facilities.

Michael Hamilton, owner of Centurion Stone on Industrial Dr, asked exactly where the pole was to be located with reference to his property and facility. Erin Seele mentioned that a survey was to be conducted, at MoNUT's expense, to show exactly where the pole was to be placed. Mayor Clynch asked if a copy of the survey could be provided to Mr. Hamilton and all concurred.

Public Hearing Closed.

Motion made by Mayor Clynch, seconded by Alderman Flannigan to grant conditional approval of the 75' utility pole for MoNUT until such items as the survey, final site plan and inspections are complete. All are in favor.

Public Hearing #2

Proposed changes to the Planning and Zoning Code of the City of Moscow Mills. This is the addition of language in Appendix A of Chapter 46 regarding the platting and placement of Display Homes within a subdivision.

Display Home plats may be displayed and approved with the Preliminary Plat for the purpose of construction. There is discussion about making certain that all display homes are inspected as are new homes. Mayor Clynch states that building permits must be issued for the display homes just like a regular home.

Alderman Flannigan asks if water and sewer will be hooked up to the displays. GBA Engineer Doug Bjornstad and John Houston of Houston Homes state that almost every display has functioning water and sewer. Tom Gormley expressed his concerns about people who might try to live in the displays. Mayor Clynch states that the builders will have to monitor display home security.

Public hearing closed.

Motion made by Alderman Flannigan, seconded by Mayor Clynch, to approve the new Display Plat language to be used in Appendix A of Chapter #46. Mayor Clynch, Alderman Flannigan and Steve Aston are in favor. Tom Gormley, opposed.

Earnest Swan

Mr. Swan was on the agenda for approval of a Laundromat at 121 Moscow Springs Plaza. Mr. Swan was not in attendance.

Minute Approval

The minutes from the March 6th Planning and Zoning Commission meeting were reviewed. Motion made by Tom Gormley to approve the minutes as presented. Seconded by Alderman Flannigan. All are in favor.

Meeting adjourned at 7:44 P.M.

Acting Secretary

Acting Chairman