



**Planning and Zoning Commission Meeting
at Moscow Mills City Hall
Minutes of November 1, 2021, 6:00p.m.**

ROLL CALL

Attendance was taken at 6:00p.m. with Steve Aston, Tom Fischer, Patrick Flannigan, Greg Mansfield, James Rutledge, and Christine Shoemaker being present. Erin Shocklee was absent.

A.J. Girondo (City Engineer) was present.

PUBLIC HEARING

Motion to open Public Hearing.

Motion to approve was made by Patrick Flannigan, seconded by Tom Fischer. The motion carried 6-0.

Gerald Green, 22 Breyer Way, inquiring if the EPA signed off since previous was a fuel station. AJ confirmed that the EPA has evaluated, and good to build.

Motion to close Public Hearing made by Tom Fischer, seconded by James Rutledge. The motion carried 6-0.

MINUTE APPROVAL FOR SEPTEMBER 2021

Motion to approve was made by Tom Fischer, seconded by Greg Mansfield. The motion carried 6-0.

OPEN DISCUSSION

Motion to move Open Discussion after New Business 5.

Motion to approve was made by Patrick Flannigan, seconded by Tom Fischer. The motion carried 6-0.

UPDATES FROM THE BOARD OF ALDERMAN MEETING

From Steven Aston

- Drilling another well, more growth requires more water needed.
- Old bridge is gone.

MOVE ITEMS ON THE AGENDA

Motion to move new business up on the agenda was made by Tom Fischer, seconded by Steve Aston. The motion carried 6-0.

RECOMMENDATION TO BOARD OF ALDERMAN

Wayne & Mark & Robert Baker Partners & Adam Pollard - The Boulders at Moscow Mills

Zoning change from C-3 to R-S for townhome development.

BOA has to approve rezoning, based on P&Z recommendation.

Motion to recommend zone change, and for site approval was made by Tom Fischer, seconded by James Rutledge. The motion carried 6-0.

NEW BUSINESS 1

Wayne & Mark & Robert Baker Partners & Adam Pollard - The Boulders at Moscow Mills

Upon zoning change approval from BOA, the proposed site plan for review.

Motion to approve for site plan was made by Tom Fischer, seconded by Patrick Flannigan.

The motion carried 6-0.

continued

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NEW BUSINESS 2

Lincoln County R-III School District

Requesting to put modular unit at William Cappel Elementary on an existing pad

Motion to approve was made by Tom Fischer, seconded by Greg Mansfield. The motion carried 6-0.

NEW BUSINESS 3

Lincoln County Ambulance District

Site plan approval presented.

Motion to approve was made by James Rutledge, seconded by Tom Fischer. The motion carried 6-0.

NEW BUSINESS 4

Gary Kimbel - LDC Engineering - Elm Tree Commons Improvement Plans

Approval of improvement plans presented.

Motion to approve was made by James Rutledge, seconded by Greg Mansfield. The motion carried 6-0.

NEW BUSINESS 5

Orchard Grove - Grading Permit

Grading plans presented for approval.

Motion to approve was made by Greg Mansfield, seconded by Patrick Flannigan. The motion carried 6-0.

OPEN DISCUSSION

Tom Fischer will be resigning his position after this meeting, due to selling his home and moving from Moscow Mills. Effective immediately.

OLD BUSINESS

None

WORK SESSION

None

ADJOURN

Motion was made by Patrick Flannigan to adjourn at 6:55p.m., seconded by Tom Fischer. The motion carried 6-0.

RESPECTFULLY SUBMITTED:

Tom Fischer
P&Z Chairman

Christine Shoemaker
P&Z Secretary