

**Mt. Pleasant City Planning Commission
Minutes
September 20, 2011**

The Mt. Pleasant City Planning Commission held its regular meeting Tuesday September 20, 2011 at 7:00 P.M. The meeting was held in the Mt. Pleasant City Council Room, 115 West Main, Mt. Pleasant, Utah.

1. Welcome

Chairperson Robyn welcomed everyone to the meeting.

2. Roll Call

Robyn Munk, Chairperson, Alden Johansen, Kristy Mayo, Brian Schenck was excused, Tyler Kennedy, Jon Woodard acting as Secretary.

Others Present: Mike Hafen representing the city council, Paul Applegarth representing Wasatch Academy, Lachelle Cook representing Morgan Hess, Susan Brack, and Jeff McDonald.

3. Approval of Agenda Items

Motion to approve the agenda as written: Kristy. Second: Al. Question on the Motion All Aye

4. Acceptance of Minutes

Motion to approve the minutes with removal of 2 statements the commission thought were misleading: Kristy. Second: Robyn. Question on the Motion All Aye

5. Zoning Questions regarding Wasatch.

Paul Applegarth explained 2 homes are being used as dorms by Wasatch. He acknowledged they are violating the zoning rules, and explained he did not think of the zoning implications when he set up the dorms. He asked for a variance till the end of May, at which time they would no longer use the homes in a manner that violated zoning. They are building a new dorm to house students next school year which will be in the appropriate zone. Paul would also like to see all of Wasatch's campus zoned PF.

Motion to table the matter till next month. During this time, Paul is to contact all neighbors who live within 300 ft. of the at issue homes to inform them they will be addressing planning and zoning next month to ask for permission to use the homes as dorms till May 2012. The motion was made by Al. Second: Kristy. Question on the Motion All Aye (except for Tyler, who did not vote. He works for Wasatch.)

6. Morgan Hess Conditional Use Permit.

Lachelle Cook is representing Morgan Hess regarding the duplex at 276 S. 400 W. She would like a conditional use permit to allow the property to be used as a duplex. She has contacted neighbors within 300 ft., and they know of no other multi-family use structures within 300 ft.

Robyn notes it appears everything is in order to grant the conditional use.

Kristy makes a motion to grant a conditional use permit for 276 S. 400 W. to be used as a duplex by separate families. Second: Al. Question on the Motion
All Aye

Susan Brack was allowed to voice her concerns with Wasatch being allowed to use the homes as dormitories. She was asked to bring these concerns up with Paul (who had left), and to put down her concerns in writing.

Jeff McDonald was allowed to address the council. He has searched online for materials on wind tower ordinances and has found many useful resources. He also has access to a contractor who is an expert on wind towers as his has installed many throughout the state. He would rather not work through the committee set up at the council meeting, and would rather work through the planning commission. The matter is to be addressed next month, during which time the planning commission will work on a recommendation for the council regarding wind towers.

Kristy asks Steve Clark be at the next planning commission meeting to provide information on the progress of the updates to the industrial park rules.

7. Adjourn: 8:22

Jon Woodard - filling in as Secretary