

**MINUTES**  
**CITY OF GRISWOLD**  
**PLANNING & ZONING COMMISSION**  
**November 2, 2011**  
**6:00 P.M.**  
**CITY COUNCIL CHAMBERS**

The meeting was called to order at 6:06 PM with Commission members Vicki Jones, Joe Sponsler, and Dustin Wyman present. John McCurdy from SWIPCO was also present.

Jones made a motion to approve the agenda, seconded by Sponsler. Approved 3-0.

Sponsler made a motion to approve the minutes of the October 5, 2011, meeting as presented. Seconded by Jones. Approved 3-0.

Commission member, Diane Anderson arrived to the meeting at 6:13 PM.

With the proposed zoning ordinance, John McCurdy led a discussion about several modifications which needed to be made to the proposed ordinance. Each individual modification listed below, was voted on separately:

1. Page 16, section 3.72, paragraph E to be changed to "Signs not to exceed 32 (32) square feet in area identifying the premises and occupant, but not including advertising matter..." The prior language read 6 square feet. Jones made a motion to approve the modification, seconded by Anderson. Approve 4-0.
2. Page 22, section 5.13 to be deleted from proposed ordinance. Wyman made a motion to approve the modification, seconded by Jones. Approved 4-0.
3. Page 24, section 6.25 to be changed to "Country clubs as defined herein, when located on a lot of at least three (3) acres." The prior language stated 5 acres. Jones made a motion to approve the modification, seconded by Wyman. Approved 4-0.
4. Page 25, section 6.51 to be changed to "Minimum lot area: Three (3) acres. Wyman made a motion to approve, seconded by Sponsler. Approved 4-0.
5. Page 27, section 7.57 to be changed to "Minimum side yard: 10% of lot width but no less than 5' on both sides." Jones made a motion to approve, seconded by Wyman. Approved 4-0.
6. Page 29, section 8.223 to be changed to "Pet shops and small animal veterinary clinics." Wyman made a motion to approve, seconded by Anderson. Approved 4-0.
7. Page 32, section 9.5 to be changed to **Space Limits**. The space limits for all residential uses the requirements of the R-1 zone shall apply." Jones made a motion to approve modification, seconded by Anderson. Approved 4-0.
8. Page 32, section 9.53 to be changed to "Maximum height of building: forty-five feet (45') for business or industry. Wyman made a motion to approve the modification, seconded by Jones. Approved 4-0.
9. Page 32, section 9.56 to read "Minimum side yard: No commercial building shall be located closer than twenty-five feet (25') from any street or highway right-of-way line, or

less than 10' from any abutting residence lot line. Wyman made a motion to approve, seconded by Sponsler. Approved 4-0.

10. Page 34, section 10.21 change to "Any use allowed in the C-1 or C-2 zones, except that all dwellings and other types of living accommodations shall be prohibited except that one quarter for a watchman..." Jones made a motion to approve, seconded by Anderson. Approved 4-0.
11. Page 47, section 14.23 to be changed to "If any such nonconforming use of land ceases for any reason for a period of more than ninety (90) days, any subsequent use of land shall conform to the regulations specified by this..." The prior language read 30 days. This modification also changes section 14.45 on page 48. Jones made a motion to approve, seconded by Anderson. Approved 4-0.
12. Page 50, the last paragraph of section 15.3 shall read "A fee of \$150 shall be paid to the Clerk at the time the notice of appeal is filed..." The fee was changed to \$150 from \$250. Wyman made a motion to approve, seconded by Jones. Approved 4-0.
13. In regards to the map, the three parcels on lot 18 are to be zoned A-1 instead of I-1. Anderson made a motion to approve, seconded by Sponsler. Approved 4-0.

Wyman made a motion to approve the proposed zoning ordinance, seconded by Jones. A roll call was taken: Anderson, Jones, Sponsler, and Wyman. Approved 4-0.

A public hearing will be set for the December 12 City Council meeting. There will be three readings before the Council chooses to vote on this proposed ordinance.

With no further business to be discussed, the meeting adjourned at 7:55 P.M. Anderson made a motion to adjourn, seconded by Jones.

Chelsea Fulton  
Planning & Zoning Commission Secretary  
City Manager