

February 26, 2015

Planning Commission

- Discussion of 722.05 Agriculture

Chairman Jason Russell called the meeting to order at 7:00 p.m. at the D'Amico Community Center. Members present: Megan Blubaugh and Earl Stovall. Tracie Zamiska gave notice that she would be late; she arrived at 7:22 p.m. Also present: Paul Kowalczyk, Building Commissioner.

722.05 Agriculture (chicken coops) - Chairman Russell asked Mr. Kowalczyk to go over his comments which were sent to the commissioners for review. Councilwoman Jane Goodman also sent her comments.

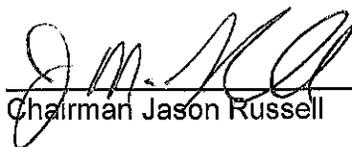
Mr. Kowalczyk's proposed changes include:

- Section 3; adding the word "other" to inhabited dwelling structures.
- Changing 18 inches from an adjacent rear lot line to 36 inches which would be in compliance with the zoning code which requires any accessory structure must have a setback from a rear or side lot line of 36 inches.
- Section 5; size of accessory structure must be in compliance with 726.04 of the code. A coop would be considered an accessory structure, no different than a garden shed or greenhouse etc. A zoning calculation would be performed when a permit application is submitted for any accessory structure. The calculation determines the maximum size permitted for the accessory structure based on lot size. Any accessory structures other than the garage would be taken into consideration when performing the calculation. Mr. Kowalczyk gave an example of the calculations for a standard 6000 square foot lot and the size of a coop that could be built.
- Section under enclosures and fences needs clarity.
- Section 8; It will not be necessary to renew the permit. If there is a complaint regarding the cleanliness of the coop, the health department would perform the inspection. If there was a complaint about the condition of the structure or if a door to door inspection was performed, the housing inspector would inspect the chicken coop.

Chairman Russell agreed with the adding of the word "other" and the 36 inch ruling. After discussing Section 5, it was agreed that a minimum two square feet per chicken would be the calculation to determine the minimum size of a coop. Mr. Kowalczyk would like clarity about the type of fencing that would protect the chickens from predators and keep them contained. After discussing the fencing it was determined that the wording should require enclosure of the run and if chickens have access to other areas outside the run, then that area should be fenced also. Chairman Russell will make the changes that were discussed. Laurel Tree and Jeff Henderson were present to answer questions and to be part of the discussion.

Ms. Zamiska made a motion to approve the minutes from the January 22, 2015 meeting. Seconded by Ms. Blubaugh. All ayes. Minutes approved. (4-0-0)

Ms. Zamiska made a motion to adjourn the meeting. Seconded by Mr. Stovall. All ayes. Motion approved. (4-0-0) Meeting adjourned at 7:42 pm.


Chairman Jason Russell

5/28/15
Date


Barbara Latini, Recording Secretary