

Plan Commission Meeting June 18,2024

Re: Request for change in Comprehensive Plan Map 7 and Zoning Map from R2 to C1

The Plan commission takes and processes applications for land division, combinations, and at times changes in zoning requests. The process is always the same depending on the type of request. There is a process for making updates or amending the Comprehensive Plan and the Zoning Ordinance. There is nothing stating how long these should be in place before an amendment can be made. One only has to look at the legal notices in the local newspaper every week to see that these requests are common in the County and in our town. Special treatment has not been given to this application as some have stated.

As Plan Commissioners we listen, ask questions, talk to officials/professionals, towns people, do research and follow up on concerns raised. Answers given to questions or concerns are not always accepted or popular as it may not be in keeping with what some people want to hear. The questions raised in January were addressed in February and are mostly the same concerns raised at the public hearing last week. Last week it was stated that commercial development should be only on Hwy 13 and not in a residential neighborhood. I would direct people to review the Comprehensive Plan Chapter 6. Page 66 Goal 4 says that commercial development is encouraged adjacent to county or state highways. Objectives of that chapter have been reviewed as well. The objectives are in keeping with the desire of the residents to maintain the Rural nature of our town. Is a Campground not the picture of a Rural setting and activities? Future land use Map 7 shows commercial mostly along Hwy 13, and is surrounded by residential neighborhoods. Some have said that a campground should not be in a residential neighborhood due to noise or reduced ability for neighbors to hunt. Per the survey, as brought up by Jeff, the people do not want large-scale industrial development. Agreed. The proposal before us does not meet that definition. Information is included tonight as to permitted uses for the commercial district. Some of the businesses brought up last week that could go in, if the proposal was approved to commercial but the campground didn't go in, would not be allowed. Carrie asked about the benefits to the community and I've checked into the question on taxes. A Campground would be taxed at a Commercial rate which is higher than a residential rate. Assessment is based on land and buildings on the property. It is likely but unknown at this time that taxes would be more for a campground than what would be taxed on 14 lots. The benefit of employment opportunities for 18 to 25 individuals would exist. An event space has been discussed as well as a restaurant and other services open to the public. We understand that some community members will utilize such options and some will not.

For lasts weeks public hearing, we received several letters on the matter. We received 14 against the proposal, nine in favor and one undecided. In addition we received a petition in favor of the rezone and development of a campground. 72 signatures were obtained with 68 confirmed. I've heard and read about the petition submitted by Jeff. We got the petition in January and an update in February with more signatures. We

were able to confirm only 141 of the 390 signatures. Since they did not request signers be residents or property owners of Big Flats, I am uncertain what they did to confirm the signers. Many individuals continue to express concern over coming to meetings or speaking up in favor of the proposal. Some won't write a letter or sign anything due to concern over it becoming public record. They don't want to "get into it" with the people who are against the campground. My experience over these last few months has been that more people have come forward in favor of change. People are happy that the Salvage Yard is being cleaned up. Some people who were originally against the rezone and amendment to the comprehensive plan or even neutral to the idea, have now come forward in favor.

So as we look at all sides of the issues, we need to sort out fact from fiction. We try to determine what is desired by community members and what is in the best interest of our town.

Wendy Goerke
Plan Commission Chair