

Zoning Commission Minutes

June 26, 2014
3:00 pm

Chairman Russ Hoff called the meeting of the Stark County Zoning Commission to order. Chairman Hoff, Gene Jackson, Sue Larsen, Jay Elkin, Kurt Froelich, Duane Grundhauser and Larry Messer present and absent was Klayton Oltmanns. Also present were Planner Steve Josephson, and Auditor Kay Haag.

Jay Elkin moved to approve the minutes from the May 1, 2014 meeting. Gene Jackson seconded. All voted Aye and motion carried.

Schwab Messer Construction, Inc. is requesting a Minor Subdivision for a Replat of Lots 6 and 7, Block 1 in Maryville Subdivision located in the SE4 of Section 2, Township 139, Range 97.

Sue Larsen moved to recommend to the Stark County Board of Commissioners the approval of the Minor Subdivision following staff recommendations for Schwab Messer Construction, Inc. Jay Elkin seconded. Roll call vote. All voted Aye and the motion carried.

STAFF RECOMMENDATION: Approval of the proposed Minor Subdivision subject to the following conditions:

- Access to Lot 6B shall be accomplished through the use of a private driveway that will be privately maintained by the property owner. Prior to signing and recordation a note to this effect shall be added to the plat map, and
- Lot 6B shall be designated on the plat map as undevelopable for residential use.

Lan and Cindy Hertz are requesting a Final Plat of the Jackrabbit Flats Addition Subdivision located on a parcel located on Government Lots One and Eight in the NE4 of Section 6, Township 140, Range 95 containing approximately 83.12 acres.

Jay Elkin moved to recommend to the Stark County Board of Commissioners the approval of the Final Plat of the Jackrabbit Flats Addition Subdivision following staff recommendations for Lan and Cindy Hertz. Duane Grundhauser seconded. All vote Aye and the motion carried.

STAFF RECOMMENDATION: Approval of the final plat subject to the following conditions:

1. A certificate of occupancy for any structure may not be issued until all of the following improvements are constructed by the developer and approved by Stark County.
 - a. The improvements required are:
 - i. The grading of all roadways within the subdivision;
 - ii. The installation of storm water management facilities required to manage storm water in accordance with an approved storm water management plan and submittal of a statement from a consulting engineer that certifies that the facilities were built in accordance with the approved storm water management plan;
 - iii. The construction of any other required facilities, such as turning lanes or bridges; and

- iv. Any other improvements required by the Stark County Zoning Ordinance.
- v. The completion of required off-site improvements, such as the construction of turning lanes or the paving of section line roadways, may be delayed with the submittal of an assurance of completion.

Tricon Industrial Development is requesting a Final Plat of the TR I Subdivision located in the NW4 of Section 11, Township 139, Range 97 containing approximately 161 acres.

Jay Elkin moved to recommend to the Stark County Board of Commissioners the approval of the Final Plat of TR I Subdivision following staff recommendations for Tricon Industrial Development. Duane Grundhauser seconded. Roll call vote. All voted Aye and the motion carried.

STAFF RECOMMENDATION: Approval of the final plat subject to the following conditions:

1. Development shall be in accordance with the adopted Planned Unit Development Overlay District approved by the Stark County Commission on October 1, 2013.
2. Prior to recordation of the final plat, the applicant shall submit the following items to the County Road Superintendent and County Engineer for review and approval:
 - a. Road plans; and
 - b. Estimate of the costs for installation of required improvements.
3. Prior to the issuance of building permits, the applicant shall post a bond or submit a letter of credit from an acceptable financial institution in an amount 130% sufficient to construct required improvements.
4. Prior to development of the property, the developer shall arrange for the County Weed Officer to inspect the property for all new and invasive and noxious weeds. If required by the County Weed Officer, the developer shall be responsible for implementing a Weed Control Plan as approved by the County Weed Control Office. The developer shall provide a copy of the Weed Officer's report and required weed control plan to the Stark County Zoning Administrator.
5. The developer shall work in concert with law enforcement and emergency responders to facilitate public safety.
6. The developer shall be responsible for dust control and erosion control during construction of the project.
7. A certificate of occupancy for any structure may not be issued until all of the following improvements are constructed by the developer and approved by Stark County.
 - b. The improvements required are:
 - i. The grading and paving of all roadways within the subdivision;
 - ii. The installation of storm water management facilities required to manage storm water in accordance with an approved storm water management plan and submittal of a statement from a consulting engineer that certifies that the facilities were built in accordance with the approved storm water management plan;

- iii. The construction of any other required facilities, such as turning lanes or bridges; and
- iv. Any other improvements required by the Stark County Zoning Ordinance.
- v. The completion of required off-site improvements, such as the construction of turning lanes or the paving of section line roadways, may be delayed with the submittal of an assurance of completion.

Chairman Hoff opened the public hearing on a request from Kurt Martin. The request is for a zoning change from Agriculture to Industrial on a parcel located in SE4SE4 Section 3, Township 139, Range 97. Chairman Hoff asked for anyone to speak for or against the zoning change from Agriculture to Industrial. Chairman Hoff closed the public hearing.

Jay Elkin moved to recommend to the Stark County Board of Commissioners the approval of the zoning change from Agricultural to Industrial following staff recommendations for Kurt Martin. Larry Messer seconded. Roll call vote. All voted Aye and the motion carried.

STAFF RECOMMENDATION: Approval of the rezoning subject to the following conditions:

- A. The proposed rezoning is comparable to and compatible with the existing property to the south of the subject property;
- B. The proposed rezoning reflects the emerging development pattern in the immediate vicinity of Highway 10 and 116th Avenue SW; and
- C. The adoption of the rezoning request with the following proposed conditions should limit impacts of commercial uses upon the existing agricultural and residential uses in the vicinity;
 - 1. Any portions of the parcel not utilized for commercial development shall be utilized for agricultural uses.**
 - 2. Prior to development of the property, the developer shall meet with the Stark County Engineer and the Stark County Road Superintendent to determine the following:**
 - a. The need for additional right-of-way for future road construction on 116th Avenue SW;**
 - b. To determine the location of access approaches onto the parcel based upon the following requirements:**
 - 1. The number of access approaches to the property shall be limited to one approach on Highway 10 and one approach on 116th Avenue SW. Access approaches shall be located no closer than 900 feet from the intersection of Highway 10 and 116th Avenue SW; and**
 - 2. To determine whether additional right-of way for turn lanes is required; and**

Platting of the property in accordance with the Stark County Subdivision regulations shall be required if the County determines the need for additional right-of-way.

- 3. Development on the site shall comply with the corridor overlay district requirements in Attachment A.**
- 4. Building permits may not be issued until all the following improvements are constructed by the developer and approved by Stark County.**
 - a. The installation of storm water management facilities required to manage storm water in accordance with an approved storm water management plan and submittal of a statement from a consulting engineer that certifies that the facilities were built in accordance with the approved storm water**

management plan. The consulting engineer shall be a licensed engineer approved by Stark County. Any review of the stormwater plan and subsequent certification that installation of stormwater management facilities implement the stormwater management plan shall be at the developer's expense;

- b. The grading of all roads within the development; and
 - c. The construction of bridges or any other required facilities.
 - d. The completion of required off-site improvements, such as the construction of turning lanes or the paving of section line roadways, may be delayed with the submittal of an assurance of completion such as a bond or a letter of credit from an acceptable financial institution in an amount sufficient to construct such improvements and submit a plan of financial responsibility of unpaid improvement assessments.
5. All parking, roads and entrances to the property shall be paved.
6. Uses within 300 feet of the oil well wellhead shall be limited to parking and storage of non-flammable materials.
7. Prior to the issuance of a certificate of occupancy of any building, landscaping shall be installed and maintained by the property owner in accordance with a landscaping plan approved by the Zoning Administrator,
8. A 20 foot buffer shall be required between commercial development and agriculturally/residentially zoned property.
9. Screening between the subject property and agricultural/residential zoning shall be required if one of the following conditions is directly visible from and faces toward the boundary of agriculturally/residentially zoned property:
 - a. The rear elevation of buildings.
 - b. Outdoor storage areas or storage tanks, unless otherwise screened.
 - c. Loading docks refuse collection points, and other service areas.
 - d. Major machinery or areas housing a manufacturing process.
 - e. Major on-site traffic circulation areas or truck and/or trailer parking.
 - f. Sources of glare, noise, or other environmental effects.
10. A six foot opaque barrier shall be provided which visually screens the conditions listed in Condition 9 from less intensive uses as follows:
 - a. A solid wood, vinyl and/or masonry fence or wall at least six feet in height;
 - b. A landscaping screen, using evergreen or deciduous materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of six feet within three years of planting;
 - c. A landscaped earth berm with a maximum slope of three to one, rising no less than six feet above the existing grade of the lot line separating the zoning districts; or
 - d. A combination of these methods that achieves a cumulative height of six feet.
11. Prior to development of the property, the developer shall arrange for the County Weed Officer to inspect the property for all new and invasive and noxious weeds. If required by the County Weed Officer, the developer shall be responsible for implementing a Weed Control Plan as approved by the County Weed Control Office. The developer shall provide a copy of the Weed Officer's report and required weed control plan to the Stark County Zoning Administrator.
12. The developer shall work in concert with law enforcement and emergency responders to facilitate public safety.
13. The developer shall be responsible for dust control and erosion control during construction of the project.

14. Development and operation of the project shall be performed in accordance with all applicable County, State and Federal rules and regulations.

The request is consistent with the following objective of the Stark County Comprehensive Plan:

ECONOMIC DEVELOPMENT-Strive for a well-rounded, stable economic foundation for the county.

The request is consistent with the following implementation strategies of the Stark County Comprehensive Plan:

ECONOMIC DEVELOPMENT-Stark County supports the land use and zoning designation of an adequate supply of commercial and industrial land as needed to attract quality business and industrial development within the County. In particular this type of growth should be directed not only to areas adjacent to Dickinson but also to the rural business centers adjacent to the I-94 corridors surrounding Richardton and Belfield and the Highway 10 corridor between Dickinson and South Heart.

ECONOMIC DEVELOPMENT-Strive for a well-rounded, stable economic foundation for the county.

ECONOMIC DEVELOPMENT-Coordinate plans to ensure an adequate supply of industrial and commercial land in appropriate locations.

LAND USE- Provide for proper growth management practices.

LAND USE-Avoid conflicts between land uses.

Prior to the division of the subject parcel into two or more lots, tract or parcels, the developer shall comply with the requirements of Article VII "Subdivision Regulations" of the Stark County Zoning Ordinance. No building permits shall be issued for any additional lots that area created without going through the County's subdivision process.

ATTACHMENT A-CORRIDOR OVERLAY DISTRICT REQUIREMENTS

Corridor Overlay District – Purpose

The purpose of the Corridor Overlay District for transportation corridors identified herein is to promote and protect the public health, safety and welfare by providing for consistent and coordinated treatment of properties bordering and within the identified transportation corridors in Stark County. The identified corridors are important transportation corridors, and will continue as such with future growth of the County. These transportation corridors are expected to carry significant volumes of traffic, making development along these transportation corridors highly visible to the traveling public. Therefore, it is the purpose of this District to ensure high aesthetic quality of development along these important transportation corridors through:

- The establishment of enhanced standards for buildings, landscaping, and other improvements constructed on the properties bordering and within the identified transportation corridors; and

- The establishment of development requirements which will encourage high quality of design of development of those properties and promote the quality, scale, and character of development consistent with existing and planned uses bordering and within the identified transportation corridors.

Corridor Overlay District – Boundaries

The boundaries of the Corridor Overlay Districts are hereby established as follows:

- All structures that are within 400 feet of either side of the right-of-way (existing or future if additional right-of-way is required, whichever is greater) for the following identified corridors:
 - Highway 22 (North and South)
 - I-94 Highway Corridor
 - 116th Street SW (North and South)
 - Highway 10 (East and West)
 - Highway 85 (North and South)
 - Highway 8 (North and South)

Corridor Overlay District – Permitted Uses

The overlay district provisions apply to any base zoning district set forth in this chapter that exists within the defined overlay area. Permitted uses shall be subject to the provisions of this section and shall be further subject to requirements of the applicable base zoning district.

Corridor Overlay District – Application and Exemptions

These standards apply to sites (including all principal and accessory buildings) that are within the Corridor Overlay District unless otherwise specified herein, and apply to all use categories.

- Farm structures are exempt from these requirements provided they meet the base zoning district requirements.
- Existing single-family structures are exempt from these requirements provided they meet the base zoning district requirements.
- Expansions to buildings that exist on the date this ordinance is adopted are exempt from the requirements of this ordinance for any building additions that do not exceed fifty percent (50%) of the existing building square footage. If multiple building expansions are conducted after the adoption of this ordinance, the expansion that causes the total square footage of expansions to reach or exceed a 50% expansion of the original building square footage shall thereafter be required to conform to the requirements of this chapter.

If overlapping regulations appear in other sections of this Zoning Ordinance, those regulations stated herein shall take precedence.

Unless otherwise noted in this Section, the standards of the underlying base zoning districts shall apply.

Corridor Overlay District – Permitted Uses

The overlay district provisions apply to any base zoning district set forth in this chapter that exists within the defined overlay area. Permitted uses shall be subject to the provisions of this section and shall be further subject to requirements of the applicable base zoning district.

Corridor Overlay District – Application and Exemptions

These standards apply to sites (including all principal and accessory buildings) that are within the Corridor Overlay District unless otherwise specified herein, and apply to all use categories.

- Farm structures are exempt from these requirements provided they meet the base zoning district requirements.
- Existing single-family structures are exempt from these requirements provided they meet the base zoning district requirements.
- Expansions to buildings that exist on the date this ordinance is adopted are exempt from the requirements of this ordinance for any building additions that do not exceed fifty percent (50%) of the existing building square footage. If multiple building expansions are conducted after the adoption of this ordinance, the expansion that causes the total square footage of expansions to reach or exceed a 50% expansion of the original building square footage shall thereafter be required to conform to the requirements of this chapter.

If overlapping regulations appear in other sections of this Land Development Code, those regulations stated herein shall take precedence.

Unless otherwise noted in this Section, the standards of the underlying base zoning districts shall apply.

Corridor Overlay District – Standards

Building Design

Building design shall incorporate materials to convey permanence, substance, timelessness, and restraint. Each building shall be constructed with one or more of the following material(s) consisting of at least fifty percent (50%) of the exterior materials.

- Any exterior building wall visible from the corridor shall be constructed of one or more of the following (minimum of 50%):
- Clay or masonry brick
- Customized concrete masonry with striated, scored, or broken faced brick type units (sealed) with color consistent with design theme.

- Poured in place, tilt-up, or precast concrete. Poured in place and tilt-up walls shall have a finish of stone, a texture, or a coating.
- Architectural flat metal panels or glass curtain walls.
- Stucco or Exterior Finish Insulation Systems (EFIS).
- Natural stone.
- Residential grade permanent siding provided that buildings are enhanced by the application of brick, decorative masonry, or decorative stucco surfaces in combination with decorative fascia, overhangs, and trim. Wooden siding may be used as a substitute for residential grade permanent siding.
- Metal siding systems may be used along the corridor provided that metal is limited to 70% of the building face. In addition the building must be enhanced by the application of brick, decorative masonry, or decorative stucco surfaces in combination with decorative fascia, overhangs, and trim.
- Additional materials may be approved by the Zoning Administrator provided that the substituted or additional materials meet the purpose and intent of this chapter and are similar in nature to those specified materials herein.
- Non-decorative exposed concrete block buildings are prohibited.
- Ground floor building facades of commercial and office buildings visible from identified corridors shall have a minimum of 20 percent glass windows.
- Any portion of a building façade that exceeds one hundred (100) feet shall incorporate windows or architectural and design elements to break up the expanse of wall. Examples include, but are not limited to, windows, lighting, material changes, articulated wall surfaces, architectural treatments such as sculptured wall features or shadow lines, vertical accents, texture changes or color changes. Landscaping may be used in combination with the design elements listed above.
- Sloped roofs shall not exceed one hundred (100) feet in length without a change in roof plane, or gable, or dormer.

Building design shall incorporate architectural characteristics that emphasize human scale design features, and minimize the mass and scale of buildings through the use of features including, but not limited to: variation in the rooflines and form, designs that visually define “tops” and “bottoms” of buildings, use of protected or recessed entries, use of vertical elements on or in front of expansive blank walls, use of focal points, inclusion of windows on elevations facing streets and pedestrian areas.

Building entrances, excluding emergency exits, shall be designed as focal points and shall be enhanced through the use of elements such as canopies, overhangs, peaked roofs, paving materials, planters, landscaping features, and outdoor seating areas.

Roof-mounted and ground mounted mechanical equipment shall be fully

screened from the identified corridor. Penthouses for mechanical equipment shall be incorporated into the building façade design, consistent with the exterior building design requirements.

Exterior mechanical equipment shall be shielded in a manner that protects adjacent properties from visual impacts and noise levels.

To assist in the interpretation of the above regulations the Zoning Administrator shall maintain a catalog of approved building designs and materials as a reference.

Multi-building or Mixed Use Projects

Prior to issuance of a building permit on a multi-building development, the applicant shall submit plans that demonstrate the use of consistent design elements throughout the project. Subsequent building permits shall conform to the design elements presented.

Multi-building developments shall include prominent focal points, which shall include, but not be limited to architectural structures, art, historical and/or landscape features. These features shall be located at, or visible from, vehicular and pedestrian entrances to the site.

Free standing garage clusters of multiple family residential sites shall not be placed along the corridor overlay districts unless the overall appearance is similar to the primary residential building.

Site Design

Building and Parking Setbacks

- Buildings on sites located at major intersections along the identified corridor (i.e. at intersections with traffic corridors as identified herein) shall be sited in the corner of the intersection with parking areas in the rear or side yard.
- The Zoning Administrator shall consider all site design proposals with the requirements set forth herein. In those instances in which a prevailing setback has previously been established, the Zoning Administrator may require compliance with the prevailing setback rather than the provisions set forth below.

Natural Features

- Significant natural or existing features, such as drainage swales, existing trees, and shelterbelts, shall be incorporated into the site design to the extent that retention of the feature allows reasonable use of the site, as determined by the Zoning Administrator.

Functional Site Elements

- Trash enclosures and trash compactors shall be located such that they are not visible from the identified corridor.

- Outdoor storage that does not consist of display of merchandise shall be located such that it is not visible from the identified corridor, by placing the outdoor storage on the opposite side of the building from the identified corridor, or by placing outdoor storage in an enclosed area that has the appearance of being integral to the building. All outdoor storage shall be fully screened from view through the use of an opaque decorative fencing material or architectural screen walls.
- Loading and delivery areas shall not be located along the front or side of the building that fronts on the identified corridor, unless compliance is not reasonable feasible. Such areas shall be screened from view through the use of landscaping or architectural building elements that are consistent with the architecture and building materials used in the primary buildings.
- Contractor yards, service yards, heavy equipment, salvage, and items of a similar nature shall be located away from public street frontages and shall be screened with opaque fencing.

Pedestrian Accommodations for Commercial Projects

- Pedestrian walkways shall be provided between building entrances/exits and parking areas, and within parking areas to provide a designated walking area, especially where there is a need to connect dispersed buildings with parking areas.
- Pedestrian walkways shall be provided between buildings and sidewalks or multi-use paths along adjacent streets.
- On multi-building sites and mixed use sites, the site design shall provide functional pedestrian spaces, plazas, and seating areas between or in front of buildings. Designs shall include some areas with weather protection, such as overhangs, awnings, and canopies to increase usefulness in a variety of weather conditions.
- Canopy shade trees, landscape features, and seating, or other pedestrian amenities near colonnades, storefronts, and pedestrian routes shall be incorporated into the site.

Lighting for Commercial Projects

- Pedestrian scale lighting fixtures shall be provided in areas designed for pedestrian activity (walkways, plazas, outdoor seating areas).
- Lighting fixtures shall coordinate and complement the general architectural style of the development.
- Lighting should accent entryways and other site focal points, such as significant architectural, landscaping, or artistic features shall be provided.

Administration

Submittal of plans. All plans for construction and renovation of structures within the district shall be submitted to the Zoning Administrator or their designee. The owner

of the property to be constructed upon or renovated, or their authorized agent, shall submit two (2) full sized and to-scale plans and two (2) reduced copies of the necessary drawings to the Zoning Administrator.

Appeals

Any applicant may appeal a decision of the Zoning Administrator on the interpretation of the requirements herein. The appeal shall be filed with the Zoning Administrator within ten (10) business days following the decision.

The Zoning Administrator will notify all property owners abutting the subject property prior to the Planning and Zoning Commission taking action on the appeal.

The applicant or any property owner shall have the right to appeal the decision of the Planning & Zoning Commission to the County Commission.

The appeal fee shall be established by the County Commission and included in the County's Fee Schedule.

Chairman Hoff opened the public hearing on a request from Kurt Martin. The request is for a Conditional Use Permit for a contractor's yard and operations on a parcel located in the SE4SE4 Section 3, Township 139, Range 97. Chairman Hoff asked for anyone to speak for or against the Conditional Use Permit. Melissa Chrusch requested that a tree buffer noise ordinance be put in place. Al Heiser voiced the property location for this business is excellent. Gaylon Baker expressed the economic geography and development was excellent. Chairman Hoff closed the public hearing.

Jay Elkin moved to recommend to the Stark County Board of Commissioners the approval of the Conditional Use Permit following staff recommendations for Kurt Martin. Duane Grundhauser seconded. Roll call vote. All voted Aye and the motion carried.

STAFF RECOMMENDATION: Approval of the Conditional Use Permit subject to the following conditions:

1. Approval of the conditional use permit shall be contingent upon the rezoning of the property. Development on the property shall be in accordance with the conditions adopted as part of the companion rezoning as well as these conditions;
2. The adoption of a conditional use permit shall limit impacts of commercial uses upon the existing agricultural and residential uses in the vicinity; and
3. Development of the subject property shall be limited through the inclusion of the following conditions.
 - a. **Development shall be limited to a contractor's yard and operations.**
 - b. **The location of the contractor's yard and operations shall be generally located as shown on the drawings submitted with the application dated May 13, 2014.**
 - c. **Development on the property shall be in accordance with the conditions adopted as part of the companion rezoning on this property.**

- d. Uses within 300 feet of the oil well wellhead shall be limited to parking and storage of non-flammable materials.**
- e. The developer shall be responsible for all maintenance associated with the contractor's yard and operations.**
- f. Access points serving the subject property shall be determined in accordance with Stark County regulations.**
- g. All parking, roads and entrances to the property shall be paved.**
- h. Off-street parking shall be in accordance with Article VI of the Stark County Zoning Ordinance.**
- i. Should Stark County determine that additional right-of-way for road improvements, turning lanes, and/or other improvements is required, development of the conditional use permit cannot be completed until the property is platted.**
- j. Any proposed changes of the conditional use permit, including location of the facility, shall require a hearing before the Stark County Planning and Zoning Board and approval from the Stark County Commission.**
- k. The permit may be revoked by the County Commission anytime the applicant is in non-compliance with any of the conditions set by the Planning and Zoning Board or the County Commission for the issuance of the permit.**
- l. Development of the subject property shall be performed in accordance with all applicable County, State and Federal rules and regulations.**

The request is consistent with the following objectives of the Stark County Comprehensive Plan:

ECONOMIC DEVELOPMENT-Strive for a well-rounded, stable economic foundation for the county.

ECONOMIC DEVELOPMENT-Coordinate plans to ensure an adequate supply of industrial and commercial land in appropriate locations.

LAND USE- Provide for proper growth management practices.

LAND USE-Avoid conflicts between land uses.

Chairman Hoff opened the public hearing on the proposed amendments to the Stark County Zoning Ordinance as adopted on October 2, 2012. Chairman Hoff asked for anyone to speak for or against the proposed amendments. Ruth Molm voiced concerns regarding the Corridor Standards which should consider keeping the beatification of the land. Linda Weiss voiced concerns on spot zoning. Chairman Hoff closed the public hearing.

Discussion was held on proposed amendments, updates and typographical errors, which included the following: Storm Water Ordinance, Corridor Standards, Noise Standards, Temporary Uses and Periodically Review Ordinance.

Duane Grundhauser moved to approve the proposed amendments excluding Corridor Standards. Jay Elkin seconded. Roll call vote. All voted Aye and the motion carried.

STAFF RECOMMENDATION: Among the proposed changes to the Zoning Code are the following:

ARTICLE II

2.1-Definitions

Remove Board of Adjustments

Conditional Use-Add “and”

Variance-typographical correction

ARTICLE IV

5.1-Agricultural District- added examples of temporary uses. Added MET towers to the list of conditional uses.

5.2-Agriculture Residential-added word “Purpose”. Added examples of temporary uses. Added MET towers to the list of conditional uses.

5.3-Rural Residential-corrected typographical error. Added examples of temporary uses. Added MET towers to the list of conditional uses.

5.5-Commercial-added examples of temporary uses. Added MET towers to the list of conditional uses. (Note-Proposed addition of off-premise signs as a conditional use will not be proposed at this time.) Added Section 5.5.4-Lot Area, Width and Yard Requirements.

5.6-Industrial District-Add “asphalt’ to cement and ready mix plants. Added MET towers to the list of conditional uses.

ARTICLE VI

6.1.2-Special Requirements-proposed changes to parking standards for Industrial Uses to read as follows:

- a) Industrial uses: Indoor or Outdoor Storage or Warehousing-1 space per 5,000 square feet of floor area;
- b) Equipment Servicing or Manufacturing-1 space per 1,000 square feet of floor area.

Current standard is one space per 1.5 employees.

6.7-Noise-restores standards from previous code.

6.1.3-Coal Mining-corrected typographical error.

6.23-Added design standards for communications towers.

7.5.2-Preliminary Plat Submission Requirements-typographical error.

7.7.2-Final Plat Submission Requirements-changed period to apply for a final plat to three weeks before the Planning and Zoning Commission meeting. Fees for review of final plats included.

7.21 Sanitary Sewer-typographical error.

8.5-Added “Temporary operations for road improvement projects, including a temporary asphalt plant.

Proposed Corridor Overlay District/Corridor Design Standards

STAFF RECOMMENDATION: Approval of the proposed amendments based upon the following findings:

The proposed amendments are consistent with the following objectives of the Stark County Comprehensive Plan:

- LAND USE D-Provide for proper growth management practices; and
- LAND USE E-Avoid conflicts between land uses.

The proposed amendments are consistent with the following implementation strategies of the Stark County Comprehensive Plan:

- ECONOMIC DEVELOPMENT- Stark County supports the land use and zoning designation of an adequate supply of commercial and industrial land as needed to attract quality business and industrial development within the County. In particular this type of

growth should be directed not only to areas adjacent to Dickinson but also to the rural business centers adjacent to the I-94 corridors surrounding Richardton and Belfield and the Highway 10 corridor between Dickinson and South Heart.

- GOVERNMENTAL-Stark County supports working for the development of consistent and complementary zoning ordinances, subdivision regulations, and annexation procedures between Stark County and the cities within the county.
- GOVERNMENTAL- Stark County supports the periodic review of county codes and ordinances to ensure their current relevancy;
- LAND USE-Stark County supports working toward uniform land use regulations.

Duane Grundhauser moved to adjourn. Kurt Froelich seconded.