

1 Kyle Pitcher called a Cornish Town Planning and Zoning Special Meeting to order on Wednesday, May 4,  
2 2022, at 6:06 p.m. at the Cornish Town Hall.

3 Attendance: Clayton Richardson, Earl Creech, Tim Lunday, Kyle Pitcher

4 Absent:

5 Council: Colton Creech, Conrad Naegle

6 Citizens:

7 Minutes:

8 Pitcher entertained a motion to approve the minutes for April 20, 2022.

9 E. Creech – motioned; Lunday – seconded

10 C. Creech– Aye; Lunday – Aye; E. Creech – Aye; Richardson- Aye; Pitcher - Aye

11 Business Items:

12 C. Creech thanked Pitcher for his service as a member of the planning and zoning committee. John  
13 Forsgren will be replacing Kyle.

14 *Land Use Ordinance –*

15 C. Creech reviewed the land use ordinance starting at 10-8-12 -Site Development Standards

16 C. Creech updated the minimum acreage as well as the minimum frontage to reflect the new land use  
17 ordinance that was adopted. C. Creech asked if it would be worth making the alley a residential zone or  
18 it should be kept as agricultural. There are not any recorded documents stating that it is a separate  
19 zone. He stated that it could be beneficial to make the church its own zone. He thought that a new zone  
20 would benefit the people in the alley. They discussed the setbacks for the alley and what would allow  
21 the residents there to get the most use out of their property. He suggested that we talk to Max Pierce  
22 before making any decisions. C. Creech said that there would need to be a separate hearing to make any  
23 zone changes. They talked about where the septic tank and drain fields are located. Pitcher stated that  
24 having 10 feet on each side would minimize usable lot space. C. Creech suggested that we set the lot  
25 size at .41 which is what the biggest lot in the alley. Pitcher asked what the church would be zoned to, C.  
26 Creech answered that it would probably be zoned as commercial. They discussed how close to the road  
27 people in the alley could build. They determined that 30 feet would be adequate for a primary structure  
28 in the front. Pitcher said that the only way they could expand would be up. A challenge in the rear  
29 would be septic systems. They want discussed what the side yard setback for accessory structures would  
30 be. Pitcher stated that accessory should be defined as a shed and have limits on square footage. E.  
31 Creech suggested changing the lot coverage percentage. C. Creech said that a 5 foot setback would  
32 leave enough room to do things with their lot without affecting their neighbor. Pitcher pointed out that  
33 not many people have built a new shed on their properties on the alley. C. Creech asked if people  
34 haven't built more sheds because of current zoning. Pitcher said that most of them don't need a lot of  
35 storage for outdoor things, but they may want extra storage for things that they can't fit in the house. C.  
36 Creech said that we should leave the minimum residential lot size at .5 acres. Richardson asked what the  
37 process would be to rezone a property from agriculture to residential. C. Creech explained that you

38 would have to have a hearing so that everyone can give their input for the zone change. If it is not  
39 received well, there is nothing that says the town must change it. C. Creech suggested that they redefine  
40 residential zone and tie in that the purpose of having the residential zone is to help those who are  
41 already in the zone to maximize their property, and not something that is intended to use everywhere.  
42 C. Creech went over notes about setbacks from an example they have from Lewiston.

43 Pitcher entertained a motion to adjourn the meeting.

44 E.Creech– Motioned; Luday – Seconded

45 E. Creech– Aye; Richardson – Aye; Lunday – Aye; C. Creech – Aye; Pitcher - Aye

46 Ended at 7:00 p.m.

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