

LARUE PLANNING COMMISSION AND ZONING BOARD MEETING
DATE March 27, 2018

The La Rue Planning Commission and Zoning Board met on March 27, 2018 in the Council Room. Present were Board Member Milton Lightfoot, Lauren Park, Tom Ford, Cindy Price, and Clerk Mary Price. Guests: Evelyn Cummings and Robert Morris.

Meeting minutes were approved with a motion by Tom Ford and a second by Cindy Price, motion passed.

Old Business

New Business

Evelyn Cummings and Robert Morris were both present from Marion Regional Planning to discuss the zoning code with the board and what changes they would like to make. A major concern that was expressed was that the code online doesn't match exactly with what the board has in their binders.

Discussion was held regarding what's an ordinance verses what should be included in the zoning code. The junk laying around town should it be an ordinance or laid out in the zoning code? The Village currently has ordinances that address junk cars, yards, and junk on properties. The zoning code is considered an ordinance within the Village along with the map. The zoning inspector's responsibility is to interpret the code.

The board discussed how to properly read the code and learning that it is important to reference back to the definitions. The board should look at the map and see what zone the property is in and then look within the code to see the uses. Conditional use permits would only be given for what's allowed under the code in the conditions. Chapter 5 in the code could be used to reference other ordinances the village has currently. Variances are not granted for use. After looking through the code the board felt the code was adequate enough for the Village's needs.

The proper procedure when a violation is found is for the zoning inspector to issue a notice of violation. Once the notice is delivered then the Village can pass it over to the solicitor if the violation is not corrected within the specified time frame.

Some clarification that needs to be researched is to find out after the Village sends a letter then where does it need to go within the court system.

330 Market Street is currently in violation of the code because they have a business in an R-1 district. The board is going to have Bob Howell issue a violation notice to the homeowner.

Conservancy district is the only area that allows for agriculture.

The house on Chesnut and Vine Street is in violation of debris and trash on the property and that can be addressed with the Village Ordinance.

Mr. Cummings brought up the possible option of using CDBG grant money to tear down properties like Greenwood's if the owner grants permission.

Discussion was held regarding residents parking in front yards and the code addresses that is not allowed.

The fees need to be addressed and updated to better reflect the current cost of filling fees and other expenses.

The zoning board is going to meet again and address the fees to have it removed from the code and then allow Council to set the rates so in the future changes can be made easier. Any types of rezoning will require legal ads to be posted.

Mayor

Clerk