

**MINUTES  
PLANNING & ZONING COMMISSION MEETING  
FEBRUARY 9, 2021 AT 6:00 PM**

**1. PLANNING & ZONING COMMISSION MEETING CALL TO ORDER**

The meeting was called to order at 6:04 by Chairman Joe Neigut.

Commissioners present were Joe Neigut, Jon Vernon, Al Strahan, and Randy Roof. Jeff Corbin arrived at 6:25.

**2. CITIZENS COMMENTS – Citizens are invited to speak for up to (3) three minutes on matters relating to the City’s Zoning ordinances and/or Commission.**

Rhonda Murgatroyd expressed thanks to the Planning and Zoning Commission for addressing the item under New Business concerning Wildlife Rehabilitation.

**3. CONSENT AGENDA**

*3.1. Consider/Approve minutes from the Planning & Zoning Commission meeting held on January 28, 2020.*

Commissioner Randy Roof made a motion to approve the minutes from November 18, 2019, and Commissioner Jon Vernon seconded. The vote to approve was unanimous.

**4. NEW BUSINESS**

*4.1. Discussion and review of proposed amendment to the Zoning Code of the City of El Lago regarding adding Wildlife Rehabilitation as use allowable in certain zoning districts by a Special Use Permit.*

The Commissioners took a moment to review the proposed ordinance, as the proposal had undergone significant changes from what had been distributed to them prior to the meeting. City Councilperson Shawn Findley then addressed the Commission and gave a comprehensive review of the history and need for an ordinance concerning Wildlife Rehabilitation. Councilperson Darin Clark added comments as well.

The Commissioners then proceeded to have a general discussion concerning the proposed ordinance. Certain noteworthy points made by individual commissioners were as follows:

- Commissioner Jon Vernon – expressed concern about animals other than the common concept of wildlife, such as lions, tigers, etc., and did the ordinance address this. Would it be possible to better define the term wildlife, and restrict it native or migratory species endemic to the area. The term “rabies vector” was recommended to be added to address the issue raised.
- Commissioner Jon Vernon – brought up that the ordinance did not change HOA rules and that there are issues and conflicts
- Chairman Joe Neigut - had questions regarding the term “Special Use Permit” and pointed out that there was a fee associated with this permit in the Code.
- Chairman Joe Neigut – asked that in Section 1(b), regarding current licenses, that the word “or” be replaced with the word “and”
- Commissioner Randy Roof – expressed concerns that the ordinance specified that if a person were requesting a special use permit, the Planning and Zoning Commission would be required to make a recommendation on that individual’s request before City Council could consider the request and take action. To Commissioner Roof’s knowledge, there are no other situations where the Commission considers an individual request, and wondered whether the City Council was wanting to add this extra step.

No action on the ordinance was taken by the Commission since this was only a discussion and review topic. Councilperson Findley noted that he will take the Commissioner’s concerns to the City Attorney for revisions.

**5. FUTURE AGENDA ITEMS**

The Commission agreed to review the revisions to the ordinance at their next meeting.

**6. ADJOURNMENT**

**Chairman Joe Neigut motioned to adjourn the meeting. The motion was seconded by Commissioner Roof. The vote to approve was unanimous.**

**APPROVED:**

  
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Joe Neigut – Commission Chair

  
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Randy Roof – Commission Secretary