



EL DORADO

PLANNING COMMISSION MINUTES - DRAFT

October 25, 2018

6:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Tetrick called the meeting to order at 6:30pm.

Members Present

Scott Hackler
Scott Leason
Kyle McLaren
Kelly Tetrick
Gerald Watson

Staff Present

Scott Rickard

Others Present

Tim Donges	2873 SE Hwy 54
Lori Hanks	163 SE 30 th St.
David Hasting	2901 SE Hwy 54

2. APPROVAL OF MINUTES

Commissioner McLaren moved to approve the minutes from the August 23rd, 2018, meeting. The motion was seconded by Commission Leason. The motion passed unanimously (5-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 18-07-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT AT 2953 SE HWY 54 TO ALLOW A CAMPGROUND.

O Presentation of Request

Scott Rickard reviewed the staff memo.

O Public Hearing

Chairman Tetrick opened the public hearing. Tim Donges, Deer Grove RV Park owner, said he could answer any questions on the layout. He said the electric system has been designed by a company that specializes in those systems for RV parks. He said the sizes and spaces meet requirements by a nationwide company called Good Sam that inspects RV parks. He said traffic will use the existing entrance to the RV park and the new area will have a loop, which is a common design for RV parks. Mr. Rickard said they are primarily looking at the land use while Butler County will review the finer details of the plans.

Commissioner McLaren asked if the land is currently vacant. Mr. Donges said it is and there's some old lateral lines on the property, probably existing from the old mobile home park and from their old RV park before the sewer was connected.

Chairman Tetrick asked if Mr. Donges owns the subject property. Mr. Donges said he does up to the highway. Chairman Tetrick asked if they owned the house. Mr. Donges said it is their rental property. He said they also own the rental property east of the main drive. Mr. Rickard said the applicant has provided a survey for a lot split to separate the home from the RV park lots.

David Hasting, residing at 2901 SE Highway 54, said he lives in the middle of all the Donges' properties. He bought the house before Tim purchased the property. He said he knew what he was getting into and the effect it will have on reselling his property. He said the Donges' expanded the park around his fence line. Mr. Hasting said he's had water issues and asked what effect the new property will have on that. He said they have electric issues and asked what will happen to that. He asked about his ability to resale his property. Mr. Hasting owns another property he wants to build a house on and concerned about selling this property.

Commissioner Leason asked about the water and electric issues, and asked if they were supply problems. Mr. Hasting said the water problem is runoff. He said it flows across his property. Commissioner McLaren asked if it was flowing to the ditch along the highway. He said there is a small ditch between his house and the house to the east, but it all still flows across his property and under his house.

Commissioner Hackler asked if the runoff is coming from the subject property. Mr. Hasting said it is coming from the west and the south.

Commissioner McLaren asked Mr. Rickard if the county would require stormwater plans. He said he is not 100% sure and that the Planning Commission can add as a condition a request for the county to review the property's drainage.

Commissioner Leason asked Mr. Donges if they have done any drainage studies. Mr. Donges said no, they watch the runoff during storms and try to fix issues where they have them. He said he thought the houses along Highway 54 were not built properly on foundation. He said all the water is running downhill from the south and through the Hanks' mobile home park and said the highway acts as a dam. He said they are reliant on the drainage underneath the highway. Mr. Donges said he doesn't think the new property will increase drainage onto Mr. Hastings property and that it should go into the ditch between Mr. Hasting's property and Mr. Donges' rental home, and probably around the rental home.

There being no one else to speak, the public hearing was closed.

o Discussion by Planning Commission

Commissioner Watson said he liked Mr. Rickard's idea to ask the county to look into the runoff.

o Motion

Commissioner Leason moved to recommend approval of Case No. 18-07-SUP, a request by Natalie and Tim Donges, for a Special Use Permit to allow a campground on the property located 2953 SE Highway 54, for the reasons set forth in the staff recommendation and heard at this public hearing, and requested the county review the drainage on the property, seconded by Commissioner Hackler.

Roll Call Vote

Scott Hackler	Y
Scott Leason	Y
Kyle McLaren	Y
Kelly Tetrick	Y
Gerald Watson	Y

The motion passed (5-0).

4. OLD BUSINESS

5. STAFF ITEMS

The Planning Commission will meet November 15th to discuss feedback from the public on some of the zoning regulations.

6. ADJOURNMENT

The meeting adjourned at 6:46pm.