

**City of Springville
Planning & Zoning Commission
Work Session
September 20, 2011**

Present: Doug Connell, Chester Harris, Billy Joe Green, William Isley, Jennifer Disker.

Absent: Jerry Spruiell, Stephen Graham, Frank Agnew, Hugh Marlin.

Also Present: Richard Harvey

Chairman Doug Connell opened the work session at 6:20 PM, immediately following the regularly scheduled meeting. The topic of discussion was revisions to the *Zoning Ordinance*.

This work session readdressed zoning revisions including fencing requirements. After discussion, the Commission felt the following changes also needed to be included in the revisions:

1. Add pawn shops to permitted uses in B-2
2. Add banks/financial institutions to B-1
3. Change fencing requirements to read: "In Agricultural Districts, fencing normally associated with farming/agricultural uses shall be allowed on lots of three (3) acres or more. In lots with less than three acres, fences, walls, and hedges shall comply with the regulations provided in VII-8.7 for R-Districts."
4. Add height limits on fencing in Industrial Districts.
5. Delete VII – 8.4.2

Also discussed was the need to readdress the sign regulations, but due to time constraints, this will be discussed at a later work session. A work session was set for October 4, 2011, to invite any Council members to discuss questions or concerns before a public hearing is held. Meeting adjourned at 8:30 PM.

Doug Connell, Chairman

Minutes taken by Jennifer Disker.