

May 2, 2013
West Plainfield General Planning Committee

1. Call to Order WP General Planning committee by R. Waxman at 8:16pm
2. Public Comment
 - 2.1. MOP: Will we be provided any information on general plan?
 - 2.1.1. Wes: D. Morrison with present
3. County Zoning Ordinances - Status and Comment - Action
 - 3.1. This is the 3rd general plan adopted by the county. GP adopted in 2009 and serves as guideline for land use and planning in the county. The planning commission works of the policies adopted by BOS. The zoning codes haven't been revised in 50 years. With the adoption of the GP, there were several directions to staff to make changes to those zoning codes. The first draft is being submitted to planning commission next Thursday except to accept the code in its entirety. Code will go back out to advisory committees this summer with hopeful adoption in early October.
 - 3.2. The airport would be designated as Public / Quasi-public. The WP residential area would be RR1 - rural residential 1 acre. Everything else designated as AN - agricultural intensive. A-O overlay. Ag land will be more restricted - new land divisions must be at least 80 acres. Incorporated new state requirements for group homes, day care centers, hospice care.
 - 3.3. MOP: How does RR1 differ from how we're currently zoned: incorporating state laws. Adds animal care restrictions. 7 pts per acre.
 - 3.4. MOP: What's the difference between aviation (current zoning) and public / quasi-public?
 - 3.5. Lots of changes in agricultural zones - home sites would require CEQA review and public review.
 - 3.6. MOP: concern re: height restrictions in A-O zone. Not consistent with FAA and state requirements as claimed.
 - 3.7. MOP: this is directed to put restrictions on landowners around airport. Once the county adds a conflict, they can revert immediately to the overlay. No protection for landowners within 2 miles of airport. Safety zones are not an FAA imagination but a product of county thinking. The overlay zone takes precedence. There is nothing in FAA rules. FAA rules call for 14.3 feet vertical for every 100 feet horizontal until you reach 150 feet. Then it goes out 5000 feet, then 5 ft vertical for every foot horizontal. This is a formalization effort at an aviation easement
 - 3.8. MOP: her deed has no restrictions or mention on the airport. What is this going to do property values?
 - 3.9. MOP: A-O creates a designated area where nuisances are a given. It's like a behind the scenes taking of property.
 - 3.10. MOP: where did the 30ft come from? D. Morrison happy to change the language to comply with FAA rules.
 - 3.11. MOP: if A-O is not a product of the general planning why is it suddenly appearing in the GP after 6 updates and after the opportunity for scrutiny.
 - 3.11.1. Dave Morrison: Oversight.

- 3.12. MOP: airport master plan isn't mentioned anywhere in the A-O, and why is there a redundancy?
 - 3.12.1. Because the Master Plan doesn't have land use implications.
- 3.13. Motion: A. Latta moves that the committee recommend to the planning commission to retain the current aviation zoning for the airport rather than adopt the proposed public / quasi-public zone and retain the existing zoning designations in the areas and refrain from re-zoning those areas.
4. Adjourn: 9:15pm
 - 4.1. M. Defty moves, Xan seconds all in favor.