



# **Nelson County Planning Commission Meeting Minutes July 27th, 2022**

**Present:** Chair Mary Kathryn Allen and Commissioners Chuck Amante, Mike Harman, Phil Proulx, Jesse Rutherford and Robin Hauschner

**Staff Present:** Emily Hjulstrom, Planner/Secretary

**Call to Order:** Chair Allen called the meeting to order at 7:00 P. M. in the General District Courtroom, County Courthouse, Lovington.

## **Review of the minutes June 22<sup>nd</sup> 2022**

Ms. Proulx noted that under Other Business "She explained" should be changed to "Ms. Bishop explained".

**Ms. Proulx made a motion to approve the June 22<sup>nd</sup> minutes with the proposed amendment. Mr. Hauschner seconded the motion.**

### **Yes:**

Charles Amante

Mike Harman

Phil Proulx

Robin Hauschner

Mary Kathryn Allen

### **Abstain:**

Jesse Rutherford

## **Public Hearings**

### **1. Proposed Zoning Ordinance Amendment - Kennels**

*Ms. Hjulstrom presented the following information:*

# Memo

**To:** Board of Supervisors  
**From:** Dylan M. Bishop, Director of Planning & Zoning *DMB*  
**Date:** August 9, 2022  
**Re:** Proposed Zoning Ordinance Update – Kennels

The Planning & Zoning Department has received two separate inquiries regarding permitting for a commercial kennel and a service dog facility as the primary use of property. Both propose to locate along Route 151. To facilitate and process these proposals, staff and Planning Commission recommend an update to the current definition for “Kennel,” and its use classification in A-1, SE-1, and B-1 zoning districts.

**CURRENT:**

*“Kennel: A place prepared to house, board, breed, handle, or otherwise keep or care for dogs, cats or similar small animals for sale or in return for compensation.”*

Currently a by-right use in the A-1 (Agriculture), SE-1 (Service Enterprise), and M-2 (Heavy Industrial); indoor kennel in connection with a veterinary hospital is by-right in B-2 (Light Business).

Not a Special Use Permit in any other district.

**PROPOSED AMENDMENT:**

Amend current definition of “*Kennel.*”

*“Kennel: A place where the primary use is to house board, breed, handle, groom, train, or otherwise keep or care for dogs, cats or similar small animals for sale or in return for compensation. Kennels may include associated facilities necessary to support the operation including but not limited to office space, meeting space, and temporary lodging accommodations exclusive to those clients training with the animals.”*

Remove from by-right use in A-1 (Agriculture) and SE-1 (Service Enterprise), add as Special Use Permit (SUP) in A-1 (Agriculture) and SE-1 (Service Enterprise). Keep as by-right use in M-2 (Industrial). Add as by-right use in B-1 (Business).

Existing kennels, and kennels as a secondary use in conjunction with a dwelling (home occupation) remain permitted by-right.

At their meeting on July 27, 2022, the Planning Commission voted to recommend approval of the proposed ordinance update.

*Chair Allen opened the public hearing at 7:05 PM.*

*Chair Allen closed the public hearing at 7:05 PM.*

**Ms. Proulx made a motion to recommend approval of Proposed Zoning Ordinance Amendment - Kennels. Mr. Harman seconded the motion.**

**Yes:**

Charles Amante

Mike Harman

Jesse Rutherford

Mary Kathryn Allen

Robin Hauschner

Phil Proulx

**Board of Supervisors Report:**

Mr. Rutherford noted that they have had a few public engagement meetings for the Comprehensive Plan. He encouraged the Planning Commission to attend the upcoming public engagement on August 3<sup>rd</sup> at the Nelson Center. He has noticed that there are a lot of non-native Nelson County folks at the meetings and that he would like to see more and asked everyone to spread the word. Ms. Hjulstrom noted that the survey deadline has been extended to August 31<sup>st</sup> and encouraged everyone to take one. Chair Allen asked if the County could have its own Facebook page. Mr. Rutherford noted that he and Mr. Parr had tried but weren't able to get consensus from the Board. Ms. Hjulstrom noted that it was posted on Parks and Recs Facebook page. Ms. Proulx added that a lot of people still don't have internet. Ms. Hjulstrom noted that it's been difficult to find places that will be able to have printed surveys available. She explained that they have sent them out to many locations around the County including many churches. She added that they are open to any suggestions on where else they can have them available. She also added that they are looking into redistributing the youth art form.

**Ms. Proulx made a motion to adjourn the meeting at 7:16 PM. Chair Allen seconded the motion.**

**Yes:**

Jesse Rutherford

Charles Amante

Mike Harman

Phil Proulx

Mary Kathryn Allen

Robin Hauschner

Respectfully submitted,



Emily Hjulstrom

Planner/Secretary, Planning & Zoning