

TOWN OF BENTON  
PLANNING BOARD MEETING  
JANUARY 26, 2016

**PRESENT:** Tom Rood, Herbert Cooley and Jerry Stape.

Also Present: Ivan Horning; Matthew Horning; George Alexander; Richard Harper, Town Councilman; Jayson Hoover, Code Enforcement Officer and Karen Phillips, Recording Secretary.

Rood called the meeting to order at 7:10 p.m. followed by introductions.

**MINUTES APPROVAL:**

Rood reported that he had one correction on page 2, 3<sup>rd</sup> paragraph, 6<sup>th</sup> line down – *He then noted that he personally has “no” problem with this because of the longitude that is over 500 ft. long.*

Stape made a motion to approve the January 26<sup>th</sup> meeting minutes with the above correction. Cooley seconded the motion. All in favor.

**APPLICATION #**

Hoover stated that parcel B will get about 4 ½ acres which will be merged with the new greenhouse operation and then they are going to create parcel A, which is 5.6 acres, that will be created around the main farm house, the barns and the old greenhouses and then a 3<sup>rd</sup> lot will be created which will be 67 or 68 acres, which has 377 feet of frontage, which would be a legal lot also.

Cooley reported that he has no issues with this.

Stape made a motion to approve this application. Cooley seconded the motion.

Harper asked if this has been subdivided more than five times in ten years. Hoover indicated it had not been. The applicant was asked if Jerry’s property was split off from the original farm within 10 years ago. Harper then asked if the greenhouse property was split off initially. It was noted it was done in 2002. Harper then noted this would probably be considered subdivisions. Hoover said he believes the time frame would be long enough from 2002, plus they would still only be at four. Horning stated Jerry has a jog in it and he’s squaring off his and they are just separating the house from the barn at this time, which he is taking over. Plans are in adding the farm piece and 60 some acres will get added back again to the farm house. Harper said the only concern was to make sure they are under the state regulation, which they allow you to subdivide five times within 10 years. If the greenhouse was moved over in 2002, that would be over 10 years.

All in favor of the motion.

**NEW BUSINESS:**

Hoover asked if everyone received the 2016 Spring Training brochure in their mailing.

Stape asked when this Board would start working on the idea that the buildings in front of houses should go away. Rood indicated he has a list of things this Board needs to look at and some night that we don't have any other business we should look into what we want to look at and figure out how we are going to do it. Our use table in the back of the Zoning laws should be looked at as well. Rood agreed it has been a long time since we looked at these, along with the whole zoning law; things change. Rood suggested everyone bring a copy of their zoning laws to the next meeting.

**ADJOURNMENT:**

Stape made a motion to adjourn the meeting at 7:30 p.m. Cooley seconded the motion. All in favor.

Respectfully submitted,

*Karen M. Ellis*

Karen Phillips  
Recording Secretary