**UNAPPROVED MINUTES**

**Special Session Earlham City Council Meeting**

**Training Session**

**April 20, 2022**

The Earlham City Council met in special session on Wednesday, April 20, 2022, 6:00 p.m.at Earlham City Hall. Mayor Lillie called the meeting to order at 6:07 p.m. and the following answered roll: Baskin, Fredericksen (arrived at 7:28 p.m.), Mudge, Nelsen. Absent: Swalla. Also present Planning & Zoning Commission members Winey, Hayes, Ory, Werts, Ramsey, Dobbins.

Bondurant, Iowa City Administrator, and president of Theia management Consulting, Marketa George Oliver, was in attendance to present a training session on Planning and Zoning issues. Included were: overview of state law pertaining to zoning, and the purpose for zoning; overview of Planning & Zoning Commission responsibilities; need for an updated Comprehensive Plan and periodic review; smart planning principles needed for future development; Zoning legal requirements. Discussion on Commercial and Industrial zoning definitions.

Talked about rezoning and amending comprehensive plan; future land use map. Also talked about Board of Adjustment duties; special or conditional use permits; BOA word is final, unless matter is taken to district court.

Addressed public hearing requirements; conflict of interest. Ex parte communication and political activity; development process and who to share it with; rules of public hearing participation; capital improvements plan;

*(Councilmember Fredericksen arrived.)*

Discussed upcoming projects; rezoning requires amendment of comprehensive plan; possible moratorium on rezoning until updating comprehensive plan. Need for different commercial districts as looking to the future; future growth. Also discussed multi-residential zoning and future residential.

**Motion to by Baskin, second by Mudge, to adjourn.**

**Roll: Ayes – unanimous. Motion passes.**

 Being there was no further business, meeting adjourned at 8:25 p.m.

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 Jeff Lillie, Mayor

Attest: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Mary Sue Hibbs, City Clerk