



PLANNING COMMISSION

MINUTES

September 7, 2022

Members Present: Mayor O'Callaghan Christopher Gulliford
Glynn Marsh John Bruns
Robert Bennett

City Staff Members John P. Applegate Denise Winemiller
Present:

Mayor O'Callaghan called the Planning Commission meeting to order and attendance was taken. All members were present.

1. Mayor O'Callaghan asked if there were any additions, corrections, or deletions to the minutes of June 6, 2017 meeting. There were no comments. Mr. Bruns moved that the minutes be accepted. Mr. Marsh seconded the motion.

Mayor O'Callaghan, Mr. Bruns and Mr. Marsh approved the minutes. Mr. Gulliford abstain and Mr. Bennett abstain. The minutes were accepted as presented.

2. Open Agenda

Mayor O'Callaghan said there is two items to be reviewed and discussed regarding the City Building Code. New buildings to be constructed with poured-in-place concrete foundations and the type of sheathing material used on new buildings and additions.

Mr. Applegate said the City needs to modify the building code ordinance on foundations of new homes. Builders are using a concrete block foundation on the new homes and the concerns are that the concrete block foundations will erode over time and could cause issues. Modifying the building code to use a poured-in-place foundation instead of the concrete block foundation would eliminate issues later on and be in the best interest for the home owners.

Mr. Applegate also addressed Council about sheathing on the new buildings and additions. According to the City of Union Building Code, the buildings are to be constructed with plywood or oriented strand-board exterior wall sheathing. Some of the builders are using foam board sheathing which meets the state building code but is not as strong as the plywood or oriented strand-board and may not be suitable for long-term use.

All Planning Commission members were in agreement to present the discussed changes to the City of Union Building Code to the City Council.

3. Mr. Bruns moved that the Planning Commission meeting be adjourned. Mayor O'Callaghan seconded the motion. All concurred and the meeting was adjourned.