

**MINUTES OF THE
Planning & Zoning Meeting for the City of Menan held February 4, 2016.**

Present: Roy Storer, Jeff Gunderson, Jason Watson, Ron Merrill, Tad Haight, Ron Jones, Victor Cammans, Allyson Pettingill, and Adam Clark.

Planning and Zoning Meeting called to order at 7:03 pm

Meeting called to order.

Jason welcomes everyone.

Roy Storer made a motion to pass the Minutes from the County P&Z Meeting held on January 14, 2016. Jeff Gunderson seconds the motion. Roll call; Jeff-aye, Roy-aye, Jason-aye, Ron-aye. Motion passed.

New Business

Valleywide Conditional Use Permit and plans: Roy starts by explaining why there has to be a hearing for the Valleywide store. He explains that they must re-apply for a Conditional Use Permit because they added a shop building that wasn't in the original plans. If anything changes from plans submitted and the approved conditional use permit the submitting party must re-apply to have the changes approved. A discussion ensues of new conditional use permit. Discussion of moving forward on new C-store and the building permits for the store. Allyson shares information gained from a phone conversation with architect Jay Cone. Jay had relayed the information that Valleywide has been over to meet with all those County officials needed to move the project forward and is hopeful that after the Hearing, if approved, starting as soon as possible. There is talk again of the sidewalk being put back on the plans. Tad Haight asks the Committee about the concern the City Council has with the sign submitted on the plans. It may be outlawed by City ordinance. He would like to find out if the sign can be dimmed. He would also like to see if the light ordinance could be re-evaluated. Jason asks to have the Sign ordinance on next month's Agenda. A discussion ensues on business signs in the City.

Fertilizer Plant: The County P&Z meeting went well. There was an opposition letter written by Brian Storms. One of his concerns was the possibility that his neighbor was selling a large chunk of property to Valleywide. This was answered as neighbor also attended and denied the selling of property. The other concern addressed in the letter was the mixing of dry fertilizer outside as this would cause dust to be allowed into the air and blown into town and school zone. This was also addressed by Valleywide as they assured everyone that all mixing and loading would take place inside the facility so no dust emissions would be in the air. There was then a discussion of the building layout. Tad Haight asked if ITD had any concerns about the driveway for the facility being on Hwy 48? The Committee said ITD didn't attend the meeting. There will be two accesses in case there are railcars on the track blocking one of the entrances. The Committee then explained that there will be test plots on the east side of the facility, which is the reason for so much property. Roy pointed out that this does facilitate the Light Industrial Zone that this area was zoned for. Valleywide listened to all concerns and was very accommodating to work with. They were very professional and had good attitudes. There were several residents in attendance who were in favor. The County meeting addressed all of the concerns raised and answered all reasonably. The discussion turns to map of zone/area around fertilizer plant.

Minutes

Jeff Gunderson made a motion to accept and pass the minutes from the January 7, 2016 meeting as written. Ron Merrill seconded the motion. Motion passed.

Next City P&Z meeting to be held on March 3, 2016.
Discussion of Valleywide Hearing on Feb. 9th.

A suggestion is made that Victor Cammans may be considered for the empty seat on the Commission as Keith Nelson resigned last month.

Ron Merrill made a motion to adjourn the meeting. Roy Storer seconded the motion. Motion carried.

Planning and Zoning meeting ends at 7:38 p.m.

Allyson Pettingill
Clerk/Treasurer