

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

Present: Jason Watson, Roy Storer, Jeff Gunderson, Ben Schiess, Ron Merrill, Tad Haight, Victor Cammans, Allyson Pettingill, Mel Cammans, Megan Cammans, Ceytru Josephson, and Theron Josephson.

Planning and Zoning Meeting called to order at 7:01 pm

Meeting called to order.

Jason welcomes everyone.

Mayor Haight swears in new Commission Member Victor Cammans.

New Business

Short discussion on ordinances.

Update on Valleywide Construction: Ben asks if we have received any building construction plans. Roy answers no, we still haven't received any. Commission discusses the importance of getting building construction plans. Allyson says she will call Jay Cone and request plans immediately. The Commission should have had them from the beginning to make sure that certain things are still included in the plans from the original plans submitted. The discussion then turns to sidewalks. Roy makes the comment that in the original plans there was a sidewalk bridge over the drainage culvert, he is wondering if it is still the same. Mayor Haight says that Valleywide has been clear that they are willing to work with us on what we feel is in the best interest, reasonably. Roy then mentions if the Commission could get some engineer point over to Valleywide on the best ways to join the sidewalks, the City's sidewalk to Valleywide's sidewalk. The discussion turns to how to put the sidewalk over the Railroad tracks, it will be a nightmare. Discussion on how and where to put the sidewalk on the City's side. The point is made again that Valleywide is willing to work with the City on whatever is decided. Roy points out that the major concern is pedestrian traffic walking through driveways and the parking lot. Ron makes the statement that it is easy to say what to do in the meeting, but until construction starts no one will know what it all really looks like. Discussion ensues about best place for sidewalk to keep it away from the flow (water).

Fertilizer Plant: Allyson informs the Commission of the County Hearing for the Fertilizer Plant on 3/14/2016. The Commission acknowledges the content at the Hearing is the same as the Meeting held last month.

Roy mentions a question from last meeting not in the Minutes from last meeting. The question was about Walker Produce doing remodeling in their building. Allyson apologizes, doesn't remember the question being asked. Roy went to the County to see if any permits had been filed. Waiting to hear back from Naysha. It is mentioned that they are replacing trusses, which is not just a small remodel. Structural construction should go through building department inspector. It is also noted that there is continual activity in the building, trucks are going in and out. Roy states that if residents have to have building permits to remodel, so should businesses. Especially if it is substantial, like gutting a building. Allyson will call Naysha and find out if she has uncovered any information.

Minutes

Roy Storer made a motion to accept and pass the minutes from the February 4, 2016 meeting. Victor Cammans seconded the motion. Motion passed.

Hearing Minutes

Discussion of Hearing Minutes.

Roy Storer made a motion to accept and pass the Minutes from the February 9, 2016 Conditional Use Permit Hearing as written. Ben Schiess seconded the motion. Motion passed.

Next City P&Z meeting to be held on April 7, 2016.

Jason takes a minute to welcome new commission member Victor Cammans to the P&Z, he also wants to make sure Victor receives his Code Book before he leaves.

Jason then asks if anyone has anything else. Jeff brings up the new firehouse to be built where the Valleywide Farm store now sits. There is a short discussion on the Firehouse.

Jason then asks if anyone has heard anything from Becky Nelson about the new subdivision she was inquiring about. No one has heard anything, they think she is still gathering information.

Mayor Haight thanks the P&Z Commission for all they do.

Ben Schiess made a motion to adjourn the meeting. Jeff Gunderson seconded the motion. Motion carried.

Planning and Zoning meeting ends at 7:32 p.m.

Allyson Pettingill
Clerk/Treasurer