

**MINUTES OF THE  
Planning & Zoning Meeting for the City of Menan held June 7, 2018.**

**Present:** Jason Watson, Rand Watson, Lane Mortimer, Roy Storer, Victor Cammans, Jeff Gunderson, Tad Haight, Ron Jones, Kevin Thompson, Mike Vansteenkiste, Greg Nelson, Dee Andrew, Danielle Andrew, Caroline Watson, and Tim Hale.

**Planning and Zoning Meeting called to order at 7:04 pm.**

Jason Watson conducts the meeting.

**Swearing on of a new Commission Member:** Mayor Haight introduces Rand Watson to the Commission. He then swears in Rand Watson as a Menan Planning and Zoning Commission Member.

**Greg Nelson, Short Plat Application:** Greg presents a letter to the P&Z along with a proposed survey to split his property. Greg discusses his proposal. There is discussion of this.

**Lane Mortimer made a motion to approve the Short Plat Application submitted by Greg Nelson. Victor Cammans seconded the motion. Motion carried.**

There is then discussion of what reasoning for the decision will be included in the recommendation letter to the City Council. The Commission all agree that the recommendation should read that the proposal meets all of the requirements of a Short Plat application as stated in the code.

**MGV/Thompson Engineering; Re-Zone app. /Conditional Use Permit:** The Commission reviews both the Re-zoning application and the Conditional Use Permit application submitted by Thompson Engineering and MGV. There is discussion of this. Mike Vansteenkiste also presents a rough view of what he would like to do on the property that is currently zoned as Traditional Residential 1. The presentation includes a diagram of twin homes he would like to build. There is discussion of this. There is discussion of what the approved Conditional Use Permit allows. It is noted that the project would not meet the Conditional Use Permit. There is then discussion of the Re-Zone application. It is then noted that the Traditional Residential 1 zone will not permit multi-family housing while Village District will. The discussion turns to the possibility of a re-zone. Jason asks each member how they feel about the proposal. As a whole the Commission is favorable towards re-zoning the property in question.

**Jeff Gunderson made a motion to recommend the re-zone application submitted by MGV Investment to the City Council. Roy Storer seconded the motion. Roll call vote: Jeff Gunderson-aye; Roy Storer-aye; Lane Mortimer-aye; Victor Cammans-aye; Rand Watson-abstain as new to the Commission and doesn't feel he has enough information to make an educated decision. Motion carried.**

There is then discussion of what the decision should include. It is decided that the decision will include the fact that the re-zone will help control infill, expand the Village District, add nice, affordable housing, and help control growth other than spot growth.

**Danielle Andrew:** Danielle is looking for advice from the Commission on what she could do to build a house on Dee Andrews property, her father-in-law. She explains that she wants to build a large shed this year and then build a house next year or so. There is discussion of lot splits and being able to put a single wide mobile home

on the property to live in. There is discussion of the ordinance prohibiting single wide trailers in the City. There is discussion of driveways and roadways for the property. There is then discussion of the permit for living in a trailer for a year while the house is being built. There is discussion of having Matt look at the property to get an idea of where all of the buildings would be and what would be ok and what wouldn't.

**Discussion of Open Permits:** Allyson explains the permits that are open and there is discussion of the permits.

**Minutes:** There is discussion of the May meeting minutes.

**Lane Mortimer made a motion to accept the May 3, 2018 minutes. Roy Storer seconded the motion. Motion passed.**

**Calendar:** The next meeting will be July 5, 2018. There is discussion of the next meeting.

**Lane Mortimer made a motion to adjourn the meeting. Roy Storer seconded the motion. Motion passes.**

Planning and Zoning meeting ends at 8:08 p.m.

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Allyson Pettingill  
Clerk/Treasurer