

**MINUTES OF THE
Planning & Zoning Meeting for the City of Menan held April 7, 2016.**

Present: Jason Watson, Jeff Gunderson, Ron Merrill, Tad Haight, Victor Cammans, Allyson Pettingill, Donn Bordewski, Robert Poole, Dave Riemann, Becky Nelson and Adam Clark.

Planning and Zoning Meeting called to order at 7:46 pm

Meeting called to order.

Ron welcomes everyone.

New Business

Update on Valleywide Construction: Ron asks Donn of Valleywide how things are going. Donn answers good, they are reducing the size of second building. This won't require anything from the P&Z. This brings on a discussion of the plans. Second building will need a permit, but that will happen when the decision is made. The hook up fee and application have been submitted for the sewer. Discussion turns to the new sign. There is no longer going to be an EMC display sign. The sign ordered is a basic reader board. This decision was based mainly on monetary reasons, Donn explains. Ron asks Mayor Haight if he has any questions for Valleywide. The discussion turns to the sign permit. Butch needs paper work for both signs, one on building and the sign on the curb. This turns to a discussion of signs. It is then discussed that the Shop will go from 12,000 sq ft. to 7,000-8,000 sq ft. There will no longer be any automotive repairs offered, this was also a budget driven decision, according to Donn. That will require a separate permit. Dave starts a discussion on the restaurant build. He says he will send a copy of the letter to the City from Jeff with the go ahead to build the restaurant with the food prep. Jason thanks Valleywide for coming and all they are doing.

Walker Produce: Allyson explains what she has learned talking to the County P&Z. Jeff, the Building Inspector, came into the City Office to discuss his findings. He drove past the building several times, but couldn't see anything visible that would require a permit. They did not require a permit for the roof because they did not remodel the entire roof. They braced part of the roof then put tin on top of the roof. If they had replaced the whole roof, it would have required a permit. This turns to a discussion of the Walker Produce building. The question is asked if there is a new business going into the building. No one is sure what is going on, but there is a lot of activity at the building. It is noted that unless there is a complete change in the purpose of the building, they can do what they want. This leads to a discussion of what to permit and what not to permit. Mayor Haight mentions he would like to go and meet the new owner/tenant at the Walker Produce building. There is discussion of the new owner/tenant.

Jason notices Becky Nelson is at the meeting and asks if she has something to ask the Commission. She says she is hoping to have plat approval for proposed subdivision by next month for the P&Z meeting. She asks if it is possible to have mixed use in the subdivision. She would like some multiple family dwellings along with the single residences. She briefly shows the Commission the plans of the lots the architect drew up. Some of the lots could possibly have duplexes because of the size of the lots and the demand in the community for duplexes/townhouses. There are 40 lots in all. There is a discussion of sewer hookups and the load on the lift stations for the sewer. This turns to a discussion of curbs, gutters, and sidewalks. It is then discussed what the proposed subdivision is zoned for. It is noted that there may have to be a zoning change to change the subdivision from Traditional Residential District to Traditional Residential District 2 to accommodate the multiple family dwellings. The Commission recommends that Becky go to the City Council meeting next week and ask about how to get the approval to annex the land into the City. There is discussion of what steps Becky needs to take next.

City Sign Ordinance: The decision is made to just look over the first few pages of the City Sign Ordinance. A discussion ensues on the Code. This turns to a discussion of the inconsistencies. It is asked why any business should have to pay

for a sign permit. It is noted that it shows a benefit for business to purchase a permit. There is a discussion of reasons for sign permits. There is a discussion of Seasonal signs having the ok for 90 days. There is a discussion of maybe a sign registration instead of sign permit. Victor asks if there is a way to add exceptions as this might solve many of the problems. The Mayor asks the Commission to look over with the broad view of 15 years down the road. Jeff make the comment that he likes the designation of separating the code into permanent signs and seasonal/temporary. Jason and Victor ask if it is ok for them to get together and discuss the ordinances at another time. Allyson says she will ask Kris. Jason and Victor will try to break down the ordinance and bring it back to the Commission.

Allyson hands out Demolition permits the County brought over. She explains there was a question brought by a resident about a trailer demolition at the Trailer Park. It was asked by this particular resident if there was a demolition permit for the taking down of the trailer. The resident was directed to the County, it was discovered there is no Demolition permit for City or County. The County then drafted a Demolition Permit and brought one to the City if the City wants to adopt this permit, also. The permit is given to each Member to look over. There is a discussion of the Demolition form and the need for one or not.

The next P & Z meeting is to be held on May 5, 2016.

Minutes

Jeff Gunderson made a motion to accept and pass the minutes from the March 3, 2016 meeting. Ron Merrill seconded the motion. Motion passed.

Ron Merrill made a motion to adjourn the meeting. Victor Cammans seconded the motion. Motion passes.

Planning and Zoning meeting ends at 9:23 p.m.

Mayor Haight expresses his appreciation again to the Commission for the time taken out of their busy lives to serve the citizens of Menan.

Allyson Pettingill
Clerk/Treasurer