

**MINUTES OF THE
Planning & Zoning Meeting for the City of Menan held August 7, 2019.**

Present: Jason Watson, Richard Ball, Lane Mortimer, Allyson Pettingill, Nick Whyte, and Tim Hale.

Planning and Zoning Meeting called to order at 7:07 pm.

Jason Watson conducts the meeting.

Randy Lozano- Property Split: Randy is not in attendance so Allyson explains the issue. She explains the property that the Lozano's own and what they are proposing to do eventually to split it into two separate lots. There is discussion of this.

Nick White-Letter for Mortgage Co.-Action: Nick addresses the Commission and explains that he is in the process of selling his mother's property and is in need of a letter from the Commission to do so. His issue is discussed as it is explained that his mother's property had a problem as Roy Storer's property line ran through the front of his mother's house. There is discussion of a deal that was made with Roy to move the property lines around so the house was not in the middle of two properties any longer. Terry states that he has a need for a letter from the City stating that the deal that was made is acceptable so the property can be recorded and sold. There is discussion of how the letter should be worded because of the fact that the house doesn't meet setbacks even with the new property lines. It is suggested that the letter include the stipulation that any future building or additions to the house would have to comply with the setbacks and would not be grandfathered in.

Lane Mortimer made a motion to provide a letter for the mortgage company to Nick White stating that the property is acceptable to the City but it is a nonconforming lot and any additional work done on the property would have to comply with the setback laws. Jason Watson seconded the motion. Motion carried.

Discussion of Building Permit Requirements: The Commission discusses separating the one current building permit application into 3-4 different permits; House, garage/shop, mobile home, commercial. There is discussion of also informing applicants that the electrical, plumbing, gas and HVAC permits are on the DBS website for those building the structure to contact for the inspection. There is discussion of working on the issue at the next meeting and inviting Jeff Geisler to attend.

Discussion of Area of Impact Agreement-Action: There is discussion of a joint work meeting to be held with the City Council on August 15th. There is discussion of what to look at before the meeting to be ready to discuss.

Discussion of current Building Permits: There is discussion of the few current building permits.

Public Discussion: Tim Hale discusses the issue of creating the new building permits and states that it might be a good idea to mention the high water table in Menan so those building know about it. There is discussion of this.

Minutes: There is a discussion of the minutes.

Lane Mortimer made a motion to accept the minutes from the July 10, 2019 meeting. Jason Watson seconded the motion. Motion carried.

Calendar: There is discussion of the next meeting to be held on September 11, 2019.

Lane Mortimer made a motion to adjourn the meeting. Jason Watson seconded the motion. Motion passes.

Planning and Zoning meeting ends at 8:25 p.m.

Allyson Pettingill
Clerk/Treasurer