Tioga Planning and Zoning Meeting

January 15, 2015

Minutes

Members present: John Wilson, Gary Spooner, Don Zacharias, Travis Wittman, Dan Larson

Members absent: none

Visitors present: Rich Zakrajsek, Kevin Killough, Susan Gordon, Drake McClelland, and Dylan Schneider.

The Tioga Planning and Zoning meeting was called to order by Dan Larson at 5:30 pm on January 14, 2015 at Tioga City Hall.

Zacharias made a motion and Wittman seconded to dispense the reading of the December 10, 2014 meeting minutes. Being no errors or omissions, the minutes were approved as submitted. All voted aye, motion carried.

Public hearing was held on Tioga Ready Mix application for conditional use permit for allowing up to 15 campers on the property. P& Z members expressed their concern on the spacing between a couple of the campers which creates a fire hazard. Dylan Schneider, spokesman for Tioga Ready Mix, stated the setup on the property has been like that for the last 2 years but there had been concerns raised recently on the accidents that had happened in the past couple months with fires. Dylan is willing to work with the City to abide by the laws. Drake McClelland stated the issue with the campers being too close together was brought up 2 years ago and Tioga Ready Mix was going to address it at that time. McClelland added there is a state fire code that requires RV’s to be at least 10 feet apart. Rich Zakrajsek stated campers much be 10 feet apart with 6 foot spacing between slide outs. After much discussion a recommendation was made to approve the conditional use permit for 1 year with a 5 month yield or Zachrajsek check before campers are occupied in the spring. Wilson made a motion and Wittman seconded to approve. All voted aye, motion carried.

Public hearing was held on 42 Grill’s application for a conditional use permit for 2 years. Zacharias stated Jodeen Bergstrom-Dean called him before the meeting stating she was out of town due to the birth of her grandchild but could be reached by conference if the commission had questions. Jodeen stated that she is buying the lot south of her from Rick Koropatnicki and this is taking some time as the property is still in the trust of Jones and Koropatnicki doesn’t have the title yet. Zachrajsek stated he had been in contact with the City’s attorney, Ben Johnson, as Jodeen had also contacted Zachrajsek stating she would not be in attendance. Johnson advised the hearing should be tabled and a special meeting be held so Jodeen could be in attendance. Susan Gordon from Wildcatz Grill asked about the building as she had heard about the issues with the building not being up to code. Gordon asked what the purchase of additional property would have to do with the current structure. McClelland said all was put on Williams County as the building permit was pulled from an aspect of it and not the entire project. Zachrajsek indicated there were different dates on the paperwork, the first time the structure of the building would have went through Tioga, and the second permit was through Williams County. McClelland stated that was for windows and doors. The city doesn’t want to shut a business down they would rather help them comply with building codes. Zachrajsek stated if they were not able to start right away due to weather related issues we would like to see a full set of plans and specs before they were able to continue. Dan Larson stated the commissions main concern is for the safety of the public, liabilities, etc. The main issue right now is the public restroom and the safety of customers, employees and the owners. Wilson stated at the special meeting on Tuesday January 22nd, Jodeen will need to show the board the plan she has in place. Jodeen was supposed to keep in contact with the building inspector as to her plan of action but has not kept up to her end of the deal. Spooner stated Bergstrom-Dean is asking for a 2 year variance, he stated at the very most he would give her a year, however she would need to have building permits, contractor signatures, etc because he does not want to have this same issue come up again in 2 years. Wittman made a motion to deny the permit, however the motion died due to a lack of a second. The hearing was tabled until the special meeting on January 20, 2015 at 5:30pm.

John Wilson stated he has been on the commission for 5 years and would like to resign if a replacement is found. A notice will be put in the Tioga Tribune advertising the vacant seat on the commission.

Being no further business, the meeting adjourned at 6:15 pm.

 Desiree Hanson

 City Deputy Auditor