**CITY OF TIOGA**

Planning & Zoning Commission Meeting Minutes

January 14, 2016

A meeting of the Planning & Zoning Commission of the City of Tioga was called to order at 6:30 p.m. on Thursday, January 14, 2016, at the Tioga City Hall, by Planning & Zoning Commission President Dan Larson.

PRESENT: Planning and Zoning President Dan Larson, Planning & Zoning Commission Members Barry Ramberg, Eli Auger, Travis Wittman

ABSENT: Planning & Zoning Members Dan Zacharias

Guest: Chris Davis, Andrea Keever, Joann and Steve Klevenberg, Drake McClelland, David Pederson, Tammy Vallize, Antonio Conti, John Grubb

**Minutes:** Ramberg made a motion to approve the December 16, 2015 minutes, second by Auger. Roll call: Ayes: Larson, Ramberg, Wittman, and Auger.

**Modifications/Approval of Agenda:**

Larson: Move agenda item #5 to #3.

**Ramberg made motion to alter agenda item #5 of new business Steven Klevenberg- to #3 new businss Antonio Conti. Roll Call: Ayes; Ramberg, Wittman, Auger, Larson**

**Old Business**

Larson reminded the board of the open meeting laws in regards to two or more board members in discussion with citizens who have concerns or issues. It is then considered an open meeting to the public.

**New Business**

At this time Dan Larson, Commission President, stepped down from his position as Commission President; he has accepted a position as Community Services Director with The City of Tioga**.**  Larson stated he can continue to serve on the board for up to 90 days unless the position is filled within that timeframe. Larson stated an interim president must be voted on until the board is full and a permanent president can be voted on at that time. **Auger made a motion to nominate Travis Wittman as interim president, second by Ramberg. Roll Call: Ayes: Auger, Ramberg, Wittman, Larson.**

**Zoning Variance** – S**teven Klevenberg** Klevenberg stated he would like have his property rezoned from residential to light industrial so he can build a large building for storage, and also store iron and machinery on the property. Andrea Keever, one of the residents within the residential area, stated when they purchased the lot and constructed a house it was with the understanding it would be family dwellings within a residential area. She also stated if the zoning is changed and the property is sold businesses could move in which would negatively impact the family atmosphere that is currently in the area . Tammy Vallize and David Pederson, other residents within this area stated the same as Keever.  **After a short discussion Larson made a motion to deny the zoning variance change from residential to light industrial, second by Auger. Roll Call: Ayes: Larson, Ramberg, Auger, Wittman**

**Building Application – Pinnacle** - Larson stated construction has been started on the seed treatment plant. They poured the concrete and bins are ready to be set. Construction will stop until the application has been approved by Planning and Zoning and Commission. **Larson made a motion to approve the building permit second by Ramberg . Roll Call: Ayes: Larson, Ramberg, Auger, Wittman**

**Ackerman Estvold –** Antonio Conti stated he would offer his services pro bono at the Planning and Zoning meetings if the board deemed necessary.

**Zoning Variance – Assembly of God** Daryn Pederson, a representative for the Assembly of God Church stated they would like to construct a 9’ foot sign however the ordinance states in a residential area signs can only by 6’. **Larson made a motion to approve the variance application with the condition the density of sign is not a hindrance to traffic and residents in the area, second by Auger. Roll Call: Ayes: Auger, Larson, Ramberg, Wittman.**

**Sign Application – Assembly of God** Daryn Pederson a representative for the Assembly of God Church stated the church would like to construct a 9’ sign for advertisement for the church. **Larson made a motion to approve, second by Ramberg. Roll Call: Aye: Larson, Ramberg, Auger, Wittman.**

**Conditional Use Application – Drop Tine Customs -**  Christopher Davis would like to start up a long range rifle home based business that would be mostly web based sales. The business would be the constructing of specialty long range rifles of which the entire business would be governed by the government. Davis stated there would be no construction of assault rifles, pistols **Ramberg made a motion to approve for 1 year, second by Auger. Roll Call: Ayes: Ramberg, Auger, Larson, Wittman.**

**With no further business Larson made a motion to adjourn the meeting at 7:30 pm, second by Auger. Roll Call: Auger, Larson, Ramberg, Wittman.**

The next regular meeting of the Planning & Zoning is scheduled February, 10, 2016 at 5:30 p.m., to be held at the Tioga City Hall.

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Travis WIttman, City Planning & Zoning Commissioner

ATTEST:

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Desiree Hanson, Deputy Auditor