**CITY OF TIOGA**

Planning & Zoning Commission Meeting Minutes

April 15, 2015

A meeting of the Planning & Zoning Commission of the City of Tioga was called to order at 5:30 p.m. on Wednesday, April 15, 2015, at the Tioga City Hall, by President of the Planning & Zoning Commission Dan Larson.

PRESENT: President Dan Larson, Planning & Zoning Commission Members, Travis Wittman, and Gary Spooner; Tioga Deputy Auditor Desiree Hanson.

ABSENT: Jon Wilson & Don Zacharias

Guest: Community Service Director Rich Zakrajsek, Dennis Rehak, Eli Auger, Marlin Powell,

**Minutes:** **Motion made by Wittman to approve the minutes of March 11, 2015 presented. Seconded by Spooner, Roll Call: Ayes; 3 Nays; 0 Motion Carried**

**Old Business**

President Larson presented a letter of interest from Eli Auger for a position on the planning and zoning board. Eli introduced himself and gave a brief summary of his background, he stated he wanted to get involved and help out if he could. Wittman advised Eli is invested in the community and would be a good choice. **Motion made by Wittman to accept Eli’s application. Spooner seconded the motion and stated he was glad to see more young people in the community step up and he appreciates that. Roll Call: Ayes: 3, Nay: 0.**

At this time a letter of resignation was forwarded by John Wilson to the Planning and Zoning board stating he is formally resigning his position but would reside on the board until a replacement is found. **The board accepted Wilson’s letter of resignation.**

**New Business**

**Tioga RV & Trailer Park Conditional Use Application**

Marlin Powel’s application for a conditional Use Permit. Rich Zakrajsek reviewed the zoning ordinance for distance between RV’s and also the distance with/without slide outs in/out. Powel advised they have their RV spaces a greater distance apart then the ordinance states. Wittman asked how full they are currently. Powel advised they are half full; however calls have started coming in for reservations. Powel inquired on the change in the years allowed now for a CUP. Why do we approve on 1 year basis instead of the previous 2 years. Spooner stated with the one year the board has a little more control. After some discussion decision was made to approve the CUP for one year. **Motion made by Wittman, seconded by Spooner. Roll Call: Ayes: 3, Nay: 0.**

**Tioga RV Park Conditional Use Application**

Mr. Guttormson was not present. Motion was made to approve the application for one year on the condition that a letter with the zoning ordinance stating distance separating RV’s was sent along with the approved application**. Motion made by Spooner to approve the application, second by Wittman. Roll Call: Ayes: 3, Nay: 0.**

**Boots and Smith Conditional Use Application**

Dennis Rehak’s application for a conditional use permit for Boots and Smith. **After reviewing application for conditional use permit a motion was made by Wittman to approve for one year, second by Spooner. Roll Call: Ayes: 3, Nay: 0.**

**Microtel Inn and Suites Sign Permit Application**

Amanda Engebretson with Persona Inc’s application for a conditional use permit for Microtel Inn and Suites. Discussion was held on the application’s 40’ height request verse the new sign ordinance that states a 35’ maximum. **Spooner made a motion to approve the application with the condition the sign height would meet all requirements as stated in the sign ordinance, second by Wittman. Roll Call: Ayes: 3, Nay 0.**

With no further business the meeting of the Tioga Planning & Zoning Commission was adjourned by Larson at 6:00 p.m.

The next regular meeting of the Planning & Zoning is scheduled for Wednesday May 13, 2015 at 5:30 p.m., to be held at the Tioga City Hall.

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 Dan Larson, President of the City Planning & Zoning

ATTEST:

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Desiree Hanson, Deputy Auditor