**CITY OF TIOGA**

Planning & Zoning Commission Special Meeting Minutes

May 21, 2015

A special meeting of the Planning & Zoning Commission of the City of Tioga was called to order at 6:30 p.m. on Thursday, May 21, 2015, at the Tioga City Hall, by President of the Planning & Zoning Commission Dan Larson.

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

ABSENT: N/A

Guest: Community Service Director Jason Phillips, Karol Jean Wolla, Jon Wolla, Duane Knudson, Curt Waldee, Larry Lee Hofmann

**Modifications/Approval of Agenda:**

**Old Business**

**New Business**

**Permits:**

Discussion was held on the conditional use application for Mrs James Wolla. Curt Waldee and Larry Lee Hofmann, representatives for Mrs Wolla, are asking for a conditional use permit to mine gravel on 20 acres of property west of Tioga. Waldee explained they had approached the county first for permits and they had not communicated the ½ mile jurisdiction of the City of Tioga so they had started mining. They were then stopped by a representative of the city who stated they needed a permit from the city. After phone calls were made to county and city they stopped mining until a conditional use application from the city of Tioga could be approved. Spooner asked if the property was zoned agriculture and Waldee advised it was. Spooner also stated the land must be reclaimed after they have completed mining. Waldee advised per the State of ND they would plant back into natural grasses. Discussion was also held on the state of road the trucks would be driving on. Hofmann said they could easily go north on 106th, catch 69th, come out to 40 and come south to stop light, however a concern would be the dust kicked up by the trucks going by the golf course. Hofmann stated they would water the roads to help with the dust if the concerns did arise. The question was asked by Larson about the length of the conditional use permit and Hofmann stated the gravel pit would be closed by next spring. Hofmann asked if it would be possible to haul out the product they currently have mined sitting on the ground. Spooner stated the Planning and Zoning board can only make recommendations to the City Commission to approve, they cannot give permission to start operation. **Motion made by Spooner to approve the application, second by Auger. Roll Call: Ayes: Auger, Larson, Spooner**

**Wade/Steven Bail**–add 3rd stall to existing garage. The discussion was held on plot drawing. After a short discussion. **Motion made by Spooner to approve the application, second by Auger. Roll Call: Ayes: Auger, Larson, Spooner**

With no further business the special meeting of the Tioga Planning & Zoning Commission was adjourned by Larson at 7:00 p.m.

The next regular meeting of the Planning & Zoning is scheduled for Wednesday June 10, 2015 at 5:30 p.m., to be held at the Tioga City Hall.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Dan Larson, President of the City Planning & Zoning

ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Desiree Hanson, Deputy Auditor