CITY OF TIOGA

Planning & Zoning Commission Meeting Minutes May 12, 2016

A meeting of the Planning & Zoning Commission of the City of Tioga was called to order at 6:30 p.m. on Wednesday, May 12, 2016, at the Tioga City Hall, by Planning & Zoning Commission President Travis Wittman.

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

ABSENT: none

Guest: Bruce Mackay, Randy Pederson, Jeff Moberg

Minutes: Pederson made a motion to approve the April 13, 2016 minutes, second by Auger. Roll call: Ayes: Ramberg, Zacharias, Auger, Wittman, and Pederson.

**Modifications/Approval of Agenda**

Wittman: Move agenda item #3 to #7.

**Ramberg made a motion to add agenda item #3 of new business Tioga EDC- to #7 new business Dan Larson Updates. Roll Call: Ayes; Ramberg, Wittman, Auger, Zacharias, Pederson.**

**Old Business**

None

**New Business**

Wittman stated the board needed to elect a vice president and asked for volunteers. Auger volunteered. **Zacharias made a motion to elect Auger as vice president, second by Ramberg.** **Roll Call:**

**Ayes; Ramberg, Wittman, Zacharias, Pederson.**

**Randy Pederson – Building Application (Pole Building)** – Larson presented a pole building application from Pederson to the board. Discussion was held on the location of the property and if it fell within the ETJ of the city and also if a building housing farm equipment needs to have a permit on agricultural zoning. Randy Pederson stated he wanted to make sure he was going through all the right channels and getting all the correct permits before construction begin. Larson stated the board could make the recommendation to approve and the commission would make the final decision on whether or not the pole building needs to have a permit to build. **Daryn Pederson made a motion to approve the application, second by Auger.** **Roll Call: Ayes; Ramberg, Wittman, Auger, Zacharias, Pederson.**

**Tioga Fire Department – Conditional Use Application** – Larson presented the application. Moberg asked if the Fire Department will need to come back every year to apply for a conditional use permit or can the application be approved for 100 years as requested. Wittman stated the number of years on a conditional use permit may be granted based on the intent of the use of the land. **Discussion was held and a motion was made by Zacharias to approve the application with the requested time of 100 years, second by Pederson.** **Roll Call: Ayes; Ramberg, Wittman, Auger, Zacharias, Pederson.**

**Oil Capital Ready Mix – Sign Application** – Larson presented the sign application. Oil Capital Ready Mix is replacing the existing sign. **Auger made a motion to accept the sign application, second by Ramberg.** **Roll Call: Ayes; Ramberg, Wittman, Auger, Zacharias, Pederson.**

**Hess ND Export Logistics – Zone Change** – Bruce MacKay handed commission board maps of the proposed zone change. The intention is to rezone property from agricultural to industrial as county is taxing at industrial rate and the county map also shows land as agriculture**. Zacharias made a motion to approve the zone change, second by Auger. Roll Call: Ayes; Ramberg, Wittman, Auger, Zacharias, Pederson.**

**Dan Larson Building Updates** – EDC is building a park on empty lots on Main Street with electrical outlets, irrigation system and sod. Granted 7 permits including 2 sidewalks on a public walkway, fences, and building permits. Continue working with Ben on ordinances. There may be some items that will need to come through Planning and Zoning for public hearings. Working with Circle Sanitation to get all dumpsters removed from the streets. Sending out certified letters to homeowners to clean up yards, mow grass and also get numbers put on their homes.

With no further business the meeting of the Tioga Planning and Zoning was adjourned by unanimous vote moved by Auger, second by Pederson at 7:30pm. **Call: Ayes; Ramberg, Wittman, Auger, Zacharias, Pederson.**

**The next regular meeting of the Tioga Planning and Zoning is scheduled for Thursday June 16, 2016 at 6:30pm, to be held at the Tioga City Hall.**

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Travis WIttman, City Planning & Zoning President

ATTEST:

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Desiree Hanson, Deputy Auditor