CITY OF TIOGA

Planning & Zoning Commission Meeting Minutes August 12, 2016

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

PRESENT: Planning & Zoning Commission Members Travis Wittman, Barry Ramberg, Daryn Pederson

ABSENT: Don Zacharias, Eli Auger

Guest: Dan Larson, Ronda Davidson, Dan Larson, Wayne Grindy, Antonio Conti

Minutes: Pederson made a motion to approve the July 14, 2016 minutes, second by Ramberg. Roll call: Ayes: Ramberg, Pederson, and Wittman.

**Modifications/Approval of Agenda**

None

**Old Business**

None

**New Business**

**Ronda Davidson - Variance** – Wittman called on Larson as he had been working with Davidson on the variance. Larson stated Davidson contacted him about locating property pins so she could put up a fence in her front yard, however Larson could not find the front line pins. Davidson filled out an application with no dimensions on the fence just stated a 5 foot setback. Larson stated he approved under the assumption the fence would be 5 feet from property line, however there was a misconception and Dakota Fence started the fence 5 feet from the curb. Davidson talked with the neighbors and they do not have an issue with the fence where it is. Conti suggested instead of a variance they approve a non conforming use. **Pederson made a motion to approve as a non conforming use with the understanding that when development happens in that area the fence will be removed at the expense of the landowner, second by Ramberg. Roll call: Ayes: Ramberg, Pederson, and Wittman**

**Western Cooperative Credit Union – Sign Application -** Discussion held. Ramberg made a motion to approve the sign application, second by Pederson. **Roll call: Ayes: Ramberg, Pederson, and Wittman**

**Zion Free Lutheran Church – Site Grading -** Conti laid out a large set of plans for the board to look at. Conti explained that the church wants to start moving the dirt on the church project and the city ordinance requires that the storm water be collected prior to discharge, and the pond is in the southwest corner. In order to do this and minimize the cost to the church they will have a big pad in the middle that is flat and everything slopes away from it towards this pond from which water will be discharged out. A lengthy discussion was held. **Ramberg made a motion to approve the church to move forward with the site plan/grading plan, second by Pederson**. **Roll call: Ayes: Ramberg, Pederson, and Wittman**

**Dan Larson Updates:** Larson stated he is working with Ben on legalities on the ordinances, still working on house/business addressing, and getting caught up on testing.

With no further business the meeting of the Tioga Planning and Zoning was adjourned by unanimous vote moved by Ramberg, second by Zacharias at 7:07pm. **Call: Ayes; Ramberg, Wittman, Pederson.**

**The next regular meeting of the Tioga Planning and Zoning is scheduled for Thursday September 15, 2016 at 6:30pm, to be held at the Tioga City Hall.**

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Travis Wittman, City Planning & Zoning Board Member

ATTEST:

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Desiree Hanson, Deputy Auditor