Tioga Planning and Zoning Meeting

November 12, 2014

Minutes

The Tioga Planning and Zoning meeting was called to order at 5:30 pm on November 12, 2014 at Tioga City Hall.

Members present: John Wilson, Dan Larson, Don Zacharias, and Travis Wittman.

Members absent: Gary Spooner

Wilson made a motion and Wittman seconded to dispense the reading of the October 15, 2014 meeting. Being no errors or omissions the minutes were approved as submitted. All voted aye, motion carried.

A public hearing was held on Trade Winds RV Park’s conditional use renewal request. Jeff Moberg, owner of the park, stated he would like to see another 2 year permit approved as his RV Park has 40 spots and those spots are full most of the time. Moberg also stated if there comes a time when the park is no longer busy he has other plans for this property. President Dan Larson explained that the board is moving towards approving conditional use permits for a time frame of 1 year instead of the 2 years that have previously been approved. Wittman stated eventually the RV parks will phase out and this would give RV owners more opportunity to move into residential properties. Moberg asked if the Conditional Use permits move towards being approved for 1 year will the $300 application fee be payable every year also. No public comments were made for or against the application. After much discussion Wilson made a motion to approve the application for 2 years, Zacharias seconded. Wittman voted nay, motion carried.

A public hearing was held on 42 Grill’s conditional use renewal application. Jodeen Bergstrom owner of the 42 Grill was present to discuss her application. Bergstrom stated she had just received the renewal reminder letters sent by the city therefore she did not have the application completed. Bergstrom also stated they had plans in the works for purchasing a different building but did not want to disclose any information at this time as to which building they were looking to purchase. Bergstrom asked for an extension. After a short discussion the board decided to table and give Bergstrom 30 days to get her plans in order and bring before next planning and zoning meeting a detailed plan of action. The board also stated Bergstrom must fill out CU application and pay the $300 application fee

A public hearing was held for Tioga Aero Center’s Conditional Use Application for the placement of a modular building to be used as a terminal. The building is to replace the current facility and be handicap accessible. The Tioga Airport Authority is currently looking to receive grant money for improvement to the airport over the next several years therefore they are requesting a 6 year conditional permit. Chris Norgaard, a representative from Tioga Airport authority, talked about the expansion that is to begin in 2015. Kathy Neset from Neset Consulting stated that the airport would be Tioga based and be manned from 7am – 7pm. Norgaard stated the Airport authority is in negotiation with Neset’s employees to do snow removal and lawn maintenance in their off time. Wittman asked about security. Norgaard advised that currently the Tioga Police make a drive through and they also have game cameras placed in specific areas. Norgaard advised in their capital plan they have a plan to eventually place a security fence around the facility. After much discussion Zacharias made a motion to approve the conditional use application for 6 years and Wilson seconded the motion. All voted aye. Motion carried.

A public hearing was held for Mike Hayes Consulting, LLC’s application for a conditional use permit for 3 RV’s for 3 weeks. No public comments were made for or against the application. Wilson made a motion to approve the application for 4 weeks giving Mr Hayes extra time for inclement weather, Wittman seconded. All voted aye, motion carried.

A public hearing was held for Robert Meyer’s application for a conditional use permit for 1 self contained RV for a 3 month time period. No public comments were made for or against the application. Wilson made a motion to approve the application for 3 months, Wittman seconded. All voted aye, motion carried

Trevor Thoraldson with AE2S presented the future Proposed Land Use Map. The map would square up the town, keeping commercial and residential along highway 40 coming into town and put the industrial off the road which would visually be more pleasing to the eye when driving into Tioga and through town. After much discussion Zacharias made a motion to accept and Wittman seconded the motion. All voted aye, motion carried.

Rich Zakrajsek distributed a handout from Minot’s off street parking and loading requirements ordinance on parking as Wilson had voiced concern on Tioga’s ordinance on depth and width of parking spaces. Zakrajsek asked board to look through the ordinance for ideas on how they could change requirements for future parking spaces. Board decided to table until they could look through the handout.

Some discussion was held on the new zoning ordinances. Board stated there are too many gray areas and not enough definition to some of the ordinances. Decision was made to table this discussion until the board has had more time to go through the zoning ordinance and come up with broader definitions to some of the ones the board has questions on.

Being no further business the meeting adjourned at 7:21 pm.

Dan Larson, Desiree Hanson,

President City Deputy Auditor