**CITY OF TIOGA**

Planning & Zoning Commission Meeting Minutes

December 16, 2015

A meeting of the Planning & Zoning Commission of the City of Tioga was called to order at 5:30 p.m. on Friday, December 16, 2015, at the Tioga City Hall, by Planning & Zoning Commission member Dan Larson.

PRESENT: Planning and Zoning President Dan Larson, Planning & Zoning Commission Members, Don Zacharias, Eli Auger

ABSENT: Planning & Zoning Members Travis Wittman and Barry Ramberg

Guest: Joy Bickler, Ralph Myers, Mike Lies, Chris Davis, LJ Hoffman, Donna Haustveit, Randy Pederson, Janet Schmitz

**Minutes:** Auger made a motion to approve the November 10, 2015 minutes and the special meeting from November 13, 2015, second by Zacharias. Roll call: Ayes: Larson, Zacharias, and Auger.

**Modifications/Approval of Agenda:**

**Old Business**

**New Business**

**Conditional Use Application – Hess Corp**  Joy BIckler, representative for Hess Corporation, stated Hess would like to once again renew the conditional use permit for the temporary office buildings they have. Bickler asked if it was possible have a conditional use permit longer than one year. Larson stated the commission decided to keep the conditional use permits at one year max, however he advised BIckler she could bring up at next commission meeting . **Auger made a motion to approve the conditional use application for one year, second by Zacharias. Roll Call: Ayes: Zacharias, Auger, Larson**

**Conditional Use Application – R & R Trailer Court** Ralph Myers,representative for R & R Trailer Courts, stated he would like to renew the conditional use permit for his trailer court. Larson explained to the commission that R & R has a trailer court but also parks RV’s there. Larson stated the cities future zoning plan is to have single wide trailers move into trailer parks like R & R instead of moving into most anywhere as was allowed in previous years. Myers stated he currently has some vacant lots that he would prefer to have mobile homes move into as they are less trouble and more stable. **Zacharias made a motion to approve the conditional use application for one year to allow mobile homes and RV’s, second by Auger. Roll Call: Ayes: Zacharias, Auger, Larson.**

**Building Permit Application – Oil Capital Ventures** Donna Haustveit, representative for Oil Capital Ventures, stated they are moving an old single wide out and moving a new single wide in. Larson stated they are pouring piers and will be up to code. Zacharias asked Haustveit if the piers had been poured yet. Haustveit said she didn’t believe so due to the cold weather**. Auger made a motion to approve the building application, second by Zacharias. Roll Call: Ayes: Zacharias, Auger, Larson.**

**Sign Application – Badlands Development** Larson stated they want to put up a 4X8 sign mounted on wooden posts cemented into the ground. The sign will have property name and number on it. The sign will have solar LED Lights on the top that will shine down on ground so they will not affect traffic. **Auger made a motion to approve the sign application, second by Zacharias. Roll Call: Ayes: Zacharias, Auger, Larson.**

**Preliminary Plat Application – Hess Corporation** A representative for Hess handed out maps showing the commission what they have planned. The CNG station is in place; however what they are looking to do is break it down into a sub parcel so it can be assigned from Hess Corporation to The Tioga Gas Plant. **Zacharias made a motion to approve, second by Auger. Roll Call: Aye: Zacharias, Auger, Larson**

**Preliminary Plat Application – Larry Pederson** Randy Pederson, representative for Larry Pederson, stated that his parents are splitting the 10 acres on the application between their children. Randy stated his sister is in the process of purchasing the 1 acre their parents’ house sits on plus 6 more acres and he is purchasing 3 acres that he plans to put a building on one day. The land is now zoned as agriculture. **Auger made a motion to approve, second by Zacharias. Roll Call: Ayes: Zacharias, Auger, Larson.**

**With no further business Auger made a motion to adjourn the meeting at 6:05 pm, second by Zacharias. Roll Call: Auger, Zacharias, Larson.**

The next regular meeting of the Planning & Zoning is scheduled for January 13, 2016 at 5:30 p.m., to be held at the Tioga City Hall.

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Dan Larson, City Planning & Zoning Commissioner

ATTEST:

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Desiree Hanson, Deputy Auditor