

CITY OF TIOGA  
Planning & Zoning Commission  
Official Meeting Minutes  
November 16, 2017

A meeting of the Planning & Zoning of the City of Tioga was called to order at 6:44 pm on November 2017, at the Tioga City Hall, by Planning Member Daryn Pederson.

PRESENT: Commission members Don Zacharias, Michael Koehlinger, and Daryn Pederson

ABSENT: Barry Ramberg, Travis Wittman

Guest: Jim McGinnity, Greg Nible, Roxy Uhlich, Troy Schroer

Minutes: Koehlinger made a motion to approve the minutes for the Public Hearing on October 12, 2017, second by Zacharias. Ayes: Zacharias, Koehlinger and Pederson.  
Koehlinger made a motion to approve the minutes of October 12, 2017, second by Zacharias. Ayes: Zacharias, Koehlinger and Pederson

### Modifications/Approval of Agenda

#### Old Business

#### New Business

1. **David Davidson, Preliminary Plat-** Schroer stated the homestead parcel did not include the outer buildings. He bought the outer buildings and is adding to the original parcel.
2. **Neset Consulting, Conditional Use** – Pederson explained that the conditional use is for residential trailers in a commercial zone. Uhlich stated the trailers are used for workers that come and stay for a short period of time. Zacharias stated the residential trailers should be in a trailer park as our zoning ordinance states. Discussion held. **Zacharias made a motion to approve for one year during which time the zoning ordinance will be reviewed so as to bring the conditional use into compliance, second by Koehlinger. Ayes; Zacharias, Koehlinger. Nays; Pederson**
3. **GS Solutions, Conditional Use** -Larson explained the business has 12 trailers in a commercial zoning that are rented out. Larson also explained the business is within our ETA but falls under Williams County zoning and explained what is allowed in that zone per their ordinance. Discussion held. **Koehlinger made a motion to deny the application and give them 60 days to comply, second by Zacharias. Ayes; Zacharias, Koehlinger, Pederson.**
4. **Emprise Group, Conditional Use** – Larson explained the 6 park model homes are in an industrial zone which does not allow for residential homes. Larson stated there are a few residential homes and a few trailers that are in this zone, however they are grandfathered in from years ago. If a trailer is moved out they will not be able to move a mobile home back in per zoning ordinance. Discussion held. **Koehlinger made a motion to table the application upon further review of the zoning ordinance & possible rezone, second by Zacharias. Ayes; Zacharias, Koehlinger. Nays; Pederson**
5. **Jim & Veronica McGinnity, Conditional Use** – Pederson explained the business has 2 RV spots used for temporary housing. **Koehlinger made a motion to table the application upon further review of the zoning ordinance & possible rezone, second by Zacharias. Ayes; Zacharias, Koehlinger. Nays; Pederson**
6. **Oil Capital Ready Mix, Conditional Use** – Larson stated the RV's are in a heavy industrial zone and used for employee housing. Larson also stated this cannot be rezoned as it is within the parcel that has a cement plant. Discussion held. **Zacharias made a motion to approve on condition the RV's are moved within a year to a spot that is zoned for RV's, second by Koehlinger. Ayes; Zacharias, Koehlinger. Nays; Pederson**
7. **Barton Inc, Conditional Use** - Larson stated this is a permitted RV campground in the correct zone, they should be included into the RV campground permanency review. **Koehlinger made a motion to table upon further review of permanency on conditional use permits, second by Zacharias. Ayes; Zacharias, Koehlinger, Pederson.**

8. **Dan Larson Updates** – Larson advised the board he has been working with Tim Joyce owner of the Tioga Pharmacy on sidewalks in front of new addition and Red Moose Coffee Hus on updating their step.

**With no further business, the meeting of the Tioga Planning and Zoning was adjourned by unanimous vote moved by Zacharias, second by Koehlinger at 8:10 p.m. call: Ayes; Zacharias, Koehlinger, Pederson.**

**The next regular meeting of the Tioga Planning and Zoning is scheduled for Thursday December 14, 2017 at 6:30pm, to be held at the Tioga City Hall.**

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Daryn Pederson, City Planning & Zoning Board Member

ATTEST:

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Desiree Hanson, Deputy Auditor