

CITY OF TIOGA  
Planning & Zoning Commission  
Official Meeting Minutes  
January 11, 2018

A meeting of the Planning & Zoning of the City of Tioga was called to order at 6:30 pm on January 11, 2018, at the Tioga City Hall, by Planning & Zoning President Travis Wittman.

PRESENT: Planning & Zoning President Travis Wittman and Commission Members Michael Koehlinger, Daryn Pederson, Don Zacharias, and Barry Ramberg

ABSENT: None

Guest: None

Minutes: Ramberg made a motion to approve the minutes of December 14, 2017, second by Pederson. Ayes: Koehlinger, Pederson, Ramberg, Zacharias, Wittman

### **Modifications/Approval of Agenda**

#### **Old Business**

1. Hess Bakken Investment Inc LLC – Larson advised the board Hess would like to table the application for one more month as they are going through reorganization this month and may eliminate this structure after the reorganization. Discussion was held. Decision was made to continue with tabling for one more month.
2. **Legal-** Larson advised the board that he met with a couple planning and zoning members, a commissioner, and legal on January 9<sup>th</sup> to start the process of creating a new RV Park Ordinance. Pederson stated the cities attorney is going to compile a comprehensive list of important items for RV parks and it would be the responsibility of the board to go through the list and decide which ones to incorporate into the RC Park ordinance. This would then need to go back to legal and to commission to be finalized.

#### **New Business**

1. **R & R Trailer Court, Conditional Use** – Larson advised the board R & R is the last RV park for 2017 that would come up for review and as the others were tabled pending the new RV ordinance this park should follow the same rule. **Pederson made a motion to table the application pending the new RV Park Ordinance, second by Koehlinger. Ayes; Koehlinger, Pederson, Ramberg, Zacharias, Wittman.**
2. **Dan Larson Updates** – Larson advised the board he had discussed the budget for the attorney's fees for RV Park Ordinance, and Engineering costs for mapping and zoning with city auditor. Larson talked about exploring the possibility of creating some new zones such as a rural residential zone, an R2M zone for manufactured homes that would include RV's with guidelines for lots sizes and setbacks, an R4 zone for high density residential such as apartments with 9+ units per building. General consensus of the board is to proceed with the zoning additions for consideration of adoption. Larson presented a map with updated annexations and advised the board that he had communicated with City of Williston about changing addresses to city addresses and they advised this would be wise for emergency services and police calls.
3. Don Zacharias submitted his letter of resignation, effective immediately. He stated he did not feel he is doing his job effectively anymore and it's time to retire. **Regretfully Ramberg made a motion to accept Zacharias's resignation, second by Pederson. Ayes; Koehlinger, Pederson, Ramberg, Wittman**

**With no further business, the meeting of the Tioga Planning and Zoning was adjourned by unanimous vote moved by Ramberg, second by Koehlinger at 7:22 p.m. call: Ayes; Koehlinger, Pederson, Ramberg, Zacharias, Wittman.**

**The next regular meeting of the Tioga Planning and Zoning is scheduled for Thursday February 15, 2018 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