

CITY OF TIOGA
Planning & Zoning Commission
Official Meeting Minutes
February 15, 2018

A meeting of the Planning & Zoning of the City of Tioga was called to order at 6:30 pm on February 15, 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, Neil Rudnik, and Barry Ramberg

ABSENT: Desiree Hanson

Guest: Allison Mann, Bob Anderson, Felix Pacheco, David Wonser

Minutes: Ramberg made a motion to approve the minutes of January 11, 2018 second by Koehlinger. Ayes: Koehlinger, Pederson, Ramberg, Rudnik, Wittman

Modifications/Approval of Agenda

Old Business

- 1. Hess Bakken Investment Inc LLC, Conditional Use Application** – Hess is removing the temporary structures by August 1st, 2018 as the structure is no longer needed for office space. **Pederson made a motion to approve the Conditional Use Permit until October 1st, 2018, second by Koehlinger. Ayes; Koehlinger, Pederson, Ramberg, Rudnik, Wittman.**

New Business

- 2. Bob Anderson, Commercial Building Permit** – Larson presented Anderson’s building permit to tear out the sidewalk at Tioga Tire and pour a driveway. After much discussion of some of the pros and cons of the approach a decision was made to put a no left turn sign after the driveway has been poured. **Pederson made a motion to approve the building permit, second by Rudnik. Ayes; Koehlinger, Pederson, Ramberg, Rudnik, Wittman.**
- 3. Dee Pressnall, Building Permit** – Larson presented Pressnall’s building permit to place a modular home on piers as the property is in a flood zone, so the home will need to be one foot above flood stage. Pressnall stated they will build a garage in front of the home at a later date. **Ramberg made a motion to approve the building permit, second by Pederson. Ayes; Koehlinger, Pederson, Ramberg, Rudnik, Wittman.**
- 4. General Lee’s Properties LLC, Zone Change** – Allison Mann, Attorney for General Lee’s Properties presented a zone change application with a request for an I-1 but stated they meant I-2. Discussion was held on changing the zone to the I-2 as this would negate the Children’s Learning Center Daycare that is located next to the subject property. The alternative proposal was C1 with a conditional use permit for contractor equipment and material storage. **Pederson made a motion to approve the zone change from a C2 to a C-1 to encompass the whole block and also approve a conditional for the contractor equipment and material storage, second by Koehlinger. Ayes; Koehlinger, Pederson, Ramberg, Rudnik, Wittman.**
- 5. Annabelle Subdivision Property Line** – Larson presented the clarification of property lines for the City and the Tioga Townhomes. **Ramberg made a motion to approve the changes, second by Pederson. Ayes; Koehlinger, Pederson, Ramberg, Rudnik, Wittman.**

6. Zoning Classification for High Density – Larson presented the zoning use chart and stated he would like to see a C for Conditional Use Permit under R3 for Apartments as the Multi Family 5-8 & 9+ Dwelling Units require a conditional use in this zone. Currently apartments are not an option in a residential zone, they are only allowed by a conditional use in a C2. Discussion held. **Pederson made a motion to modify the Planning & Zoning ordinance to add under R3 apartments to be allowed by a conditional use permit, second by Koehlinger. Ayes; Koehlinger, Pederson, Ramberg, Rudnik, Wittman.**

Discussion was held on large animals in rural residential area within Tioga’s ETJ. No motion was needed.

7. Dan Larson Updates – No Updates

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

The next regular meeting of the Tioga Planning and Zoning is scheduled for Thursday March 15, 2018 at 6:30pm, to be held at the Tioga City Hall.

Travis Wittman, City Planning & Zoning President

ATTEST:

Desiree Hanson, Deputy Auditor