

CITY OF TIOGA
Planning & Zoning Commission Unofficial
Meeting Minutes
May 17, 2018

A meeting of the Planning & Zoning of the City of Tioga was called to order at 6:30 pm on May 17, 2018, at the Tioga City Hall, by Planning & Zoning Vice President Daryn Pederson.

PRESENT: Daryn Pederson, Barry Ramberg, Neil Rudnik and Michael Koehlinger

ABSENT: Travis Wittman

Guest: Ryan Albrecht, Heather Rieniets, Brett Rieniets, Harlan Germundson, Tyler Judkins, Nathan Germundson

Minutes: **Koehlinger made a motion to approve the minutes of April 12th second by Ramberg. Ayes: Koehlinger, Rudnik, Ramberg, Pederson**
Koehlinger made a motion to approve the minutes of April 16th, Special Meeting for Tioga Community Center Building Application and Tioga Airport General Aviation Terminal Building, second by Ramberg. Ayes: Koehlinger, Rudnik, Ramberg, Pederson.

Modifications/Approval of Agenda – No changes made

Ramberg made a motion to approve agenda with no changes, second by Koehlinger. Ayes: Koehlinger, Rudnik, Ramberg, Pederson

Old Business

New Business

- 1. Tioga Park, Building Application** – Larson presented a building application from the Park Board as they are looking to build a maintenance building on the corner of 4th Street NE and Elm Street NE. The road was approved earlier this year to be vacated by the Planning and Zoning and Commission board. Judkins, Park Manager, stated they will start with the bare minimum and add offices, a conference room and bathrooms at a later date. **Rudnik made a motion to approve building application, second by Ramberg. Ayes: Koehlinger, Rudnik, Ramberg, Pederson**
- 2. Trevor Almer, Building Application** - Larson presented a building application from Trevor Almer. Larson stated Almer would like to set a manufactured home on the property that was final platted from David Davidson in April. Almer will have the home placed on piers on top of footings. **Rudnik made a motion to approve building application, second by Koehlinger. Ayes: Koehlinger, Rudnik, Ramberg, Pederson**
- 3. Ryan Albrecht, Building Application** – Larson presented a building application from Ryan Albrecht for placing a modular home on a full basement. **Koehlinger made a motion to approve building application, second by Ramberg. Ayes: Koehlinger, Rudnik, Ramberg, Pederson**
- 4. Harlan Germundson, Variance Application** – Larson presented a variance application from Harlan Germundson. Germundson would like to build an accessory garage behind his house close to the alley. The standard setback is 20' and he is asking for 10' as the uniqueness of the lot size being smaller, limited building size and location. Short discussion held. **Rudnik made a motion to approve the variance due to the unique size of the lot, second by Ramberg. Ayes: Koehlinger, Rudnik, Ramberg, Pederson**
- 5. Brett Rieniets, Variance Application** – Larson presented a variance application from Brett Rieniets. Rieniets would like to build a small garage that will be attached to his house and is asking for a variance for a 10' setback. He is on a 50' corner lot so the uniqueness of the lot size being smaller limits the building

size and location. Short discussion held. **Ramberg made a motion to approve the variance due to the unique size of the lot, second by Rudnik. Ayes: Koehlinger, Rudnik, Ramberg, Pederson**

6. **City of Tioga, Preliminary Plat** – Larson presented a preliminary plat from City of Tioga to plat the lift station showing the City’s ownership. **Ramberg made a motion to approve the preliminary plat, second by Koehlinger. Ayes: Koehlinger, Rudnik, Ramberg, Pederson**
7. **Dan Larson, Zoning Map** – Larson advised board the zoning map is now complete. **After a short discussion decision was made by Rudnik to table the map for further review, second by Koehlinger.**
8. **Dan Larson Updates** – Larson stated he is working with Family Dollar to build on a property in town and has sent certified letters to property owners for cleanup of their properties.

With no further business, the meeting of the Tioga Planning and Zoning was adjourned by unanimous vote moved by Koehlinger, second by Ramberg at 7:30 p.m. call: Ayes; Pederson, Koehlinger, Ramberg, Rudnik.

The next regular meeting of the Tioga Planning and Zoning is scheduled for Thursday, June 14, 2018 at 6:30pm, to be held at the Tioga City Hall.

Daryn Pederson, City Planning & Zoning Vice President

ATTEST:

Desiree Hanson, Deputy Auditor