

**CITY OF TIOGA
Planning & Zoning Commission
Unofficial Meeting Minutes
April 11, 2022**

A meeting of the Planning & Zoning Board of the City of Tioga was called to order at 5:30 pm on April 11, 2022 by President of the Planning & Zoning Board Linda Meyer.

PRESENT: Linda Meyer, Jason Steele, Mike Pederson, Desiree Hanson, Neil Rudnik

ABSENT:

GUEST: Dan Larson, Elizabeth Pendlay (on phone), Sharla Candelaria, Dan Carroll

Steele made a motion to approve the Planning & Zoning Special Meeting Minutes of March 17, 2022, second by Pederson. Roll Call: Ayes; Hanson, Steele, Rudnik, Meyer, Pederson.

Modifications/Approval of Agenda:

Hanson made a motion to remove #4 Williams County ETJ Board Member from the agenda, second by Rudnik. Call: Ayes; Hanson, Rudnik, Pederson, Steele, Meyer.

Old Business - None

New Business

1. **Sharla Candelaria/GS Solutions** –Meyer advised Candelaria the board cannot make a decision until an application has been submitted and set a timer for Candelaria to plead her case to the board concerning her expired conditional use permit. Candelaria stated she has been told numerous times that the city is going to shut her business down. The first time it was published in the paper. At that time, she attended a commission meeting where the park owners were assured by the commission that their parks were not being shut down, they wanted the permits to become permanent businesses. On April 4th of this year Candelaria stated she was told for the 2nd time her business was being closed. She stated she is trying to run a business but it is beginning to feel threatening and beginning to feel terrifying to do business. Candelaria is appealing to the board to think about the impact this permit is having on her business. Discussions held on the type of buildings that Candelaria has on her property. City Attorney Pendlay asked about the original building application and if it had been brought up in front of planning and zoning and the commission boards. Pendlay also asked if it was presented as temporary housing. Larson stated he would need to check the records to see how the original application was filed. City Attorney Pendlay stated that no application has been received for her conditional use under the crew housing ordinance and before the Planning & Zoning Board can make a decision, the application has to be submitted and it has to go through the process.
2. **Dan Carroll** – Meyer advised there is no application to vote on it will be a discussion only. Carroll stated when he bought the property there were 2 existing single wide homes established on the lot. One home was livable the other was not and he is asking if he can replace the non-livable manufactured home with a newer model in the same spot. Pederson asked what his plans were in reference to the manufactured home and stated that the next home will need to be a double wide and not single per our ordinance. Carroll stated he would meet with Dan in a few weeks and they could go through what his options were for the property.

3. **Senior Housing**- no update at this time.
4. **Dan Larson Updates** – Larson updated on some of the code violations he is currently working on.

With no further business, the regular meeting of the Tioga Planning and Zoning was adjourned by unanimous vote moved by Rudnik, second by Steele at 6:39 p.m. Call: Ayes; Rudnik, Steele, Pederson, Meyer, Hanson.

The next regular meeting of the Tioga Planning and Zoning is scheduled for Monday, May 9, 2022 at 5:30pm, to be held at the Tioga City Hall.

Linda Meyer, City Planning & Zoning President

ATTEST:

Desiree Hanson, Deputy Auditor