

Mendon Planning & Zoning Committee Meeting
August 10, 2016
Mendon Station – 95 N Main
Administration Meeting began at 7:15 PM
Public Meeting began at 7:30 PM

In Attendance:

Duane Miles, Teri Miles, Jordan Miles, Andrew Davidson, John Davidson, Rachel Kenning, Michael Kenning, Rhyand Lund, Taya Keller, Lisa Helms, Mike Helms

Chairman: Jay Apedaile

Co-Chairman: Joni Endicott

Commissioners: Ron Campbell

City Council Rep: Bob Jepsen

Secretary: Teena Young

Excused: Dave Willie, Nancy Tolman

Administration Meeting:

Bob, Joni, and Ron discussed the subdivision time frame limitation that was suggested to City Council. P&Z had recommended to City Council that after a subdivision has been approved, then no additional subdividing of the parcels may take place within 3 years. The policy was in response to a situation where a subdivision was approved, and the developer wanted to subdivide the remaining lot the next month, creating a major subdivision which was not allowed at the time. City Council asked about why P&Z recommended that specific time frame. Bob read from some minutes and found that research was done with other city's policies. City Council also suggested that there be some mention on the policy that details the distinction between a minor and major subdivision. Bob stated that now it isn't an issue, because of the limitation on subdividing and building, but we need to have some language in place for the future.

Ron suggested a study session for P&Z commissioners that might be separate from the public meeting, in order to focus on issues that P&Z needs to know and study. Ron stated that we could look into what is required by the state as far as records and publicizing, but the information would always be public.

New P&Z Commissioners are needed; Jay will work on contacting those whose names that have been approved by City Council.

Public Meeting:

Jay opened the meeting at 7:30 PM. Joni Endicott lead the Pledge of Allegiance with Jay Apedaile giving the prayer.

Commissioners reviewed the July 2016 minutes. Jay and Joni were not in attendance during the July meeting. Ron motioned to approve the minutes. Bob seconded. The minutes were approved unanimously.

Top Job Inc. Property - Duane, Teri, and Jordan Miles addressed the commission. Jay deferred to Bob because he was present to the previous month's meeting where public concerns were heard. Bob stated that one complaint was the noise that has gone on late at night. Bob asked about what would be causing the noise disrupting residents who live quite far away. Duane stated that because the business deals with asphalt, many of their customers have them work at night or early in the morning to avoid business hours. Some products need to be melted down before they start. They have also had skid-steers running on the property. Bob understands that they are getting business going, but asked about the future, would this be something that continues? Jordan stated that he is not familiar with the noise ordinance, but he plans to adhere to the city ordinance. Jay stated that he thinks it is 7am-7pm, but it will need to be verified. Bob stated that he will get specifics from the ordinance. Ron stated that Top Job hasn't been appraised of all of the concerns from the previous month's meeting. The main thing is that there are citizens that have several concerns.

Jordan stated that he has never seen 7pm as the cut off time for a noise ordinance, and it would make it very difficult for his crews as they don't come back from jobs until after 7pm. Jay stated that it isn't the noise from driving onto the property but is more the mixing noises that are the problem. Jordan stated that his night crews fill up their tanks every night in preparation for the next day. They run an air compressor to fill the tanks. Ron added that it is the noise that escapes the property, and there are ways to minimize the escape of those noises. Jordan agreed that putting up a building, fence and other structures would minimize the noises. He has been making an effort to run his noisiest equipment in Petersboro. He will work with it and do what they can to minimize the noise and adhere to the noise ordinance.

Bob remembered that they had agreed to put up a fence to screen the property. Jordan doesn't recollect that he committed to it, nor would have committed to it, because he doesn't know when he can afford it. Bob stated that it is in the minutes, and Jay agreed that he recalls that agreement. Bob stated that the city needs to have a timeline of improvements. Otherwise, citizens will come to council asking what the agreement is and what is being done. Jordan maintained that intending to do something isn't the same as committing to do it. Bob stated that we want to keep the citizens happy and we need to have a path forward for improvement. Teri asked the commission to inform them about how close a fence can be to the property line.

Jay has had a complaint that trucks going up and down 250 S are going too fast. Jay stated that many go much faster than the posted speed. Jordan has made it clear to his employees that they need to adhere to the speed limits for safety.

Bob asked about the time frame for improvement plans. Jordan stated that first priority is to put up a berm, because a neighboring property owner flooded the property. He had to get trucks out of the thick mud. Duane added that they have received a septic permit. They are waiting on the transfer of water rights. Duane has talked to well drillers to get on their waiting lists. He can't even submit a building plan to P&Z until he has those other things in place. Bob asked if they could provide a priorities list of improvements with timelines to P&Z. Bob stated that it might even be a 5 yr event. Jay stated that it is easier for the city to address complaints, when we know the plan.

Bob asked about power. Duane stated that they are looking into Solar Power at that location because of the cost to bring power under the railroad tracks. Bob asked about coming from the north or utilizing natural gas.

Jeremy stated that he installed a lot of generators and has experienced similar complaints. The noise could actually be from the vibrations. In that instance they could put a concrete barrier to bounce the noise off.

Duane submitted the renewal application for the business license. Jay stated that he would really like to see a business plan. Jay stated that if we sign this tonight, he doesn't know if they would make time to write the plan. Jordan stated that he will do it, but is hesitant because it is a line between an intent and commitment is fuzzy. Jay stated that he understands, because you will do it, when you can afford to do it. Jordan stated that he may decide to not ever put up a building. Jay stated that he understands things may change, but that the fence is more important. Jordan stated that he will write the plan but he will be careful to say they don't commit to do it. Duane added that they have security issues, so a fence is a high priority.

Bob will talk to the city engineer. Bob stated that if we have some plans, we can address the complaints. Ron stated that the trees will help on the west side also. Jeremy suggested a five-year plan and a ten-year plan.

Duane stated that he has been told that we need an 18" culvert; he would like to talk to someone about those requirements. Bob stated that it is determined by our engineer to be able to handle a flooding event. Duane stated that it seems like we need something going under the road to the east instead of going parallel to the road.

Jay stated that we will sign the business license once we have a five-year business plan.

Boundary Line Adjustment – Mike and Lisa Helms

Mike and Lisa are making an adjustment for tax reasons to two adjacent lots. Bob asked what the acreage would be. Currently the house is on an acre and the other is 2.9 ac. The new acreages will be 1.62ac and 1.47ac. Jeremy asked if there are any gas lines, septic lines, right-of-ways. Bob stated that the leach field must have a 10ft setback. Bob stated that we need a description with the leach line location and setback. They have secondary water on their home property, but not for the back parcel.

Lisa said they are appealing the tax rate, and the deadline for appeals is Sept 15th. Bob asked if P&Z could approve the lot-split contingent that they bring in the diagram with the leach field. Joni motioned to approve contingent that they bring a new boundary line description, with a diagram in with the leach field and any other pipelines, rights-of-ways are detailed. Seconded by Jeremy Martin. Motioned passed unanimously. Mike stated that they will make it so that the leach line is within the property 10 feet.

Accessory Building – Andrew Davidson

Andrew Davidson stated that he has tools as he does construction. He needs a location to keep his tools and other items. Bob asked about the leach line. Andrew stated that he has checked that and the building doesn't interfere. Jeremy Martin motioned to approve. Ron Campbell seconded the motion and the motion passed unanimously.

Accessory Building – John Davidson

John stated that he is transitioning to the long term plan for the property. The building specifications were review by the commission. 24' is the height of the building. Jeremy Martin motioned to approve, with Ron Campbell seconding. The commission approved unanimously.

Rhyand Lund – Single Family Home

Rhyand has demolished an abandoned old home with plans to build a new home on the property. Bob asked about where the septic tank would be. Rhyand stated that they don't have that applied for yet. Bob asked if there is secondary water. Rhyand stated that there are two shares which are piped. The lot is a 5/8th acre property. They will be doing a slab-on grade. Jay recommended a good vapor barrier to keep the ants from infesting under the slab. No issues were seen. Commissioners stated that there is a current active water meter on the property. Jeremy motioned to approve, Joni seconded. The motion passed unanimously

Jeremy motioned too close the meeting. Ron Campbell seconded the motion, and the meeting adjourned at 8:33PM.