

**Mendon Planning & Zoning Committee Meeting**  
**July 12<sup>th</sup>, 2017**  
**Mendon City Library – 15 N Main**

Administration Meeting began at 7:05 PM

Public Meeting began at 7:30 PM

In Attendance:

Chairman: Joni Endicott

Co-Chairman: Jeremy Martin

Commissioners: Kevin Wright, John Davidson, Todd Shelton, Ron Campbell

Secretary: Teena Young

Public: Leslie Wood, Reuben Perry

**Administration Meeting:**

During the work meeting, Joni Endicott, Todd Shelton, and Kevin Wright discussed the proposed changes to the zoning ordinances. Joni asked whether requiring Conditional Use for Commercial and Industrial is enough. Kevin stated that the Conditional Use allows for P&Z to address specific needs depending on the business.

Ron has gone through the ordinance and changed all approval in commercial or industrial zones to be conditional use. Kevin suggested that wording be slightly changed to “all commercial uses *shall be* conditional uses” and then “all light-industrial uses *shall be* conditional uses” page 41, 42. Joni is worried about pg 42, 6.d.8 where it states that uses shall be “free from objections...” because people could object about a variety of different things and they may not be reasonable. Kevin stated that typically, light industrial isn’t near residential, so this is a formula for problems and objections. John reiterated that the way we are changing it, everything has to come before this committee, so objections can be discussed. In making everything conditional use, each business has to come to a public hearing at planning and zoning.

John suggested that we read through the entire document, because if we are going to make changes we should go through the whole document to see if any other changes are needed. Ron stated that he has only gone through the areas that we have discussed. Kevin stated that there are things in Chapter 4 that could be cleaned up. There is a section that states that there are only two terms allowed for planning and zoning commissions. Kevin stated that it takes time to get trained on the items. John stated that there is usually a city employee that is a non-voting member that is the constant, and this planning commission does not have a constant. Kevin stated that he has brought this up with the Mayor, who stated that the council would just vote and allow them to stay, but the council can’t violate the cities own code. Joni stated that we could add the authority for the council to extend the term. Another item that needs to be looked at is that new member terms begin the first Monday of February (pg 24).

John stated that there are other areas where items are detailed in Level II Home Occupations and not for the Conditional Uses. The Commercial is wide open to restrict anything.

**Public Meeting:**

Chairman Joni Endicott welcomed everyone and opened the meeting at 7:03PM. John Davidson led the Pledge of Allegiance with Jeremy Martin saying the prayer.

Commissioners reviewed the June Minutes. Joni stated that there is one correction on a name, page 5. Kevin Wright motioned to approve the minutes with the one correction. John Davidson seconded, and the minutes were approved unanimously.

**Business Licenses:**

Dancing Wolf Photography renewal – Sam Crump. Kevin stated that we need confirmation on his business location as that may have changed. Commission would like clarification on where he will conduct the business.

Other renewals included Andrew's Programming, Daphne Carlson Accounting, Steve and Linda Sorensen Contracting, and Myers Plumbing,

John Davidson asked for more information about the business for renewals and would like to see the renewal application forms for more details. Kevin also said that we have to be careful and know what is going on each year. Other renewals, Slide Ridge Honey, Slide Ridge, Buttercup Cottage, Limitless Building, Theurer and Bair Heating, Shonee's Shack.

Top Job submitted their business license renewal also. Kevin asked if they can approve this before the city council discusses further. Joni stated that it is just a business renewal, not approval for a building or site plan which they will be seeking approval from city council for. They have had a license for the last two years, we just haven't allowed them to build a building.

Ron motioned to approve of the renewals except for the Dancing Wolf Photography until there is confirmation of the business location. John Davidson seconded and the commission approved unanimously.

**Accessory Building - Reuben Perry**

The commission reviewed the site map for the accessory building. Ron stated that it seems to meet the setback requirements. It will be used for garden tools and storage. Kevin motioned to approve. Jeremy seconded and the commission approved unanimously.

**Accessory Building – Leslie Wood**

Kevin stated that both accessory buildings are under the size of 10ft x 20ft and asked if it is necessary for them to have P&Z approval. John stated that the challenge is that there is an easement on the property and this is also a corner lot, so there are differing setback requirements. John motioned to approve the accessory building. Jeremy seconded the motion, and the commission approved unanimously.

John motioned to close the public portion of the meeting. Todd Shelton seconded, and the commission voted unanimously to close the public meeting.

*Public Meeting ended at 8:03PM and commission continued with the administration meeting.*

**Administration Meeting(continued)**

The commission spoke further about reviewing the zoning ordinances and suggesting any changes to council. Changes will have to be voted on by city council after public hearings. The Commission would like to submit a document with the editing notes so changes can be seen. John stated that it is important to show what is being done with a line through the old text. Ron stated that he will work on it a bit more and try to get the changes listed. John stated that he hasn't had a chance to look over it yet. Ron stated that he needs a leave of absence for a year or a year and a half. Ron will make changes going forward and get it in the format we need. Next month this will be discussed further.

Kevin motioned to adjourn, and Todd seconded. The meeting adjourned at 8:23PM.