

Mendon Planning and Zoning Committee Meeting
March 9, 2016
Mendon Station – 95 N Main
Administrative Meeting began after the Public Meeting
Public Meeting began at 7:30 p.m.

In Attendance: Duane Miles, Aaron Bunker

Chairman:

Co-Chairman: Mike Morgan

Commissioners: Dave Willie, John McKell, Joni Endicott, Nancy Tolman, Jeremy Martin

Excused: Jay Apedaile, Bob Jepson

Secretary: Jill Pack

Mayor: Ed Buist

Public Works:

City Council:

Administrative Meeting:

Business License - Top Job LLC (Duane Miles) is looking to obtain a business license in Mendon to operate their business on the property that they have recently purchased. The commissioners had no objections. Dave Willie asked about a fence. Top Job will be putting up a wall in the long run. There is currently about a four foot fence along 3 of the 4 sides. There is a six feet restriction on fences. This applies for residential but it may not apply for commercial. This will be open for discussion as the process goes along. Mike Morgan didn't think it would be a big issue. The question is if P&Z can issue a license because they don't have the deed to the property yet. The previous owner is out of town so Top Job does not currently have a proof of ownership. When the weather warms up they would like to park vehicles there. They will be bringing in gravel. There is some slope on the property. There is water in the ditch next to the property. There will need to be a covert put in. There were some road concerns. The road should probably be widened but Top Job is only business on the road. Mike Morgan says that at such time as the road needs to be widened the property owners would need to pay for this. There needs to be an agreement put in place to address future road concerns and issues. It really doesn't make sense to widen the road at this time. John McKell stated that there would be issues if it was done in a piecemeal

fashion. It is probably better to wait. It was decided that the license could not be issued because there is no proof of ownership. He presented the site plan for recommendations. Duane had a few questions/concerns. The first was about water. He sees that there are three options - 1. Drill a well 2. Hook to city water – which would run underneath railroad tracks but it would be a long distance. There is not a pipe that is very close. Duane Miles asked if it needs to be an 8-10” pipe? Mike stated that would be a question for Kirk Taylor. Ray Olsen said there Top Job would need to put in two fire hydrant. Duane Miles asked if they would need to pay for both. Mike Morgan stated that the City doesn’t pay for any infrastructure so Top Job would need to pay for both fire hydrants. 3. If Top Job digs the trench, puts in the pipe and establishes the structure could those that benefit in the future help pay. This is something that can be addressed as things move along. However, Mike Morgan stated that once the city puts water in the line the city then owns it. Irrigation water and city water are run completely different. It was stated that the well may be the cheaper way to go. Duane Miles will come back to P&Z when he has proof of property ownership and he will keep working on building plans.

Commissioner Replacements for Mike and Dave. This was moved to the end.

Public Meeting:

Mike Morgan called the meeting to order at 7:32 p.m. Jill Pack led the Pledge and John McKell offered the prayer.

The February Minutes were not approved because of computer problems and were not sent out to the commissioners for review. They will be presented for approval in April.

The public meeting was closed. The Public Hearing was opened up for the Conditional Use Permit for the Bunker’s Accessory Dwelling Unit.

The public meeting was closed and the public hearing was opened.

Public Hearing - Conditional Use - Aaron Bunker ADU

No comments were made. The Public Hearing was closed. It will only be a portion of the garage. There are no plans right now because Aaron was waiting for approval. Jill Pack will include CU in the minutes. Dave. John. The motion passed. Everything meets code. Because all the changes are internal, the changed plans will be taken to be approved by Paul Taylor and will not have to be presented to P&Z again.

Single Family Home - Quinlan Property - Roger Conrad - Q&A

Contract at the end of the month. There are two lots with one tax id. No lot split would be required. They will need to request a second tax id. They would like to get a building permit to build on the second property. It would take about 1 year to complete. Once completed. If no water is secured by that time they would like to relinquish the water to the Quinlan home and use the water line to the new house. The expectation is water would be found. But the worst case scenario should be planned for. There are ongoing efforts to find water. They would like to learn if this acceptable. There is plenty of secondary water. Ed Buist was asked if a recommendation is needed. John McKell made a motion that the P&Z make a recommendation for approval of the single family home along with an agreement that the water from the Quinlan home will be relinquished if no additional water sources have been found & that there will be a physical inspection of connection. Joni Endicott seconded the motion made by John McKell. The motion passed. The Conrads may proceed. This recommendation will be sent to Teena Young for City Council tomorrow night.

Accessory Building - Ron Campbell has come back to the P&Z for approval for his building with the modifications required to meet code. The height of the building was the issue and that has been corrected. There is some slope from west to east so depending where you measure the height is different. It is 24'6" because of the lowest slope but 24' on the approach from the south. It is oriented north/south on the lot. Mike Morgan asked if it would be troublesome to change the height. Ron Campbell said no. The Campbells have agreed to lower it to 24'. That way there won't be any questions as if it was done correctly. Joni Endicott made a motion to approve the accessory building on the condition that the height be changed. John McKell seconded the motion. The motion passed.

Lot Split Policy Recommendations – not discussed

Short Term Rental Recommendations – not discussed

Commissioner Replacements for Mike and Dave.

Amy Garbe, Evan LeFevre, Darnee Niemann have been approved by the City Council at a previous meeting. The following names were suggested:

Rusty Myers, Ron Campbell, Barry Locke, Rick Shelton, Paul Myers, Terrell Fletcher.

The City Council will clear names and give P&Z those that are approved. Jill Pack will forward those names on to Jay Apedaile so he can seek replacements.

Dave Willie made a motion to adjourn. Nancy Tolman seconded the motion. The motion passed. The meeting was adjourned at 8:08 p.m.