

Mendon Planning and Zoning Committee Meeting
September 9, 2015
Mendon Station – 95 N Main
Administrative Meeting began at 7:10 p.m.
Public Meeting began at 7:42 p.m.

In Attendance: Angie Chandler, Lance Braegger, Sam Pitchforth

Chairman:

Co-Chairman: Mike Morgan

Commissioners: Joni Endicott, John McKell,

Excused: Dave Willie, Jay Apedaile, Jeremy Martin, Valarie Thuerer, Bob Jepsen

Secretary: Jill Pack

Mayor: Ed Buist (Filled in as a commissioner)

Public Works: Kirk Taylor

City Council: John Hardman

Administrative Meeting:

Business Licenses

Angie Chandler – ABC Preschool/Toddler Music – Approved

Jamee Braegger represented by Lance Braegger (husband) – Home Based Beauty Salon - Approved

Discussion - Retaining Wall Specifications – The Pitchers are looking at building a retaining wall and accessory building. Jill Pack asked in behalf of them on what the requirements were. There really aren't any specifics on retaining walls. It was decided that they should come in a present their plans. Some of the commissioners did not have Mendon City Standards and Specifications. Jill will look in to that and get copies for the commissioners.

It was discussed that the 6 month time requirement applies to Accessory Building Permits. Construction should begin within 6 months of the building permit being issued.

Councilman John Hardman addressed the commissioners about some concerns he has in regards to lot splits. He stated that the State Fire Code has been upgraded – fire hydrants have to be every 500 ft. Dead-end requirements have been reduced by 100 ft. Mendon City needs to update the zoning & subdivision ordinance to reference the state code on fire hydrants. We need to check the flood plain zone – FEMA flood plain base line – must build one foot above that or water height if below. If the code is not followed it is a \$249 fee and/or six months in jail. Flood Damage Prevention Ordinance (FEMA) needs to be added to our ordinances. John presented information on the Web Soil Survey – it is a soil data resource for Mendon City to make land-use decisions such as septic tank issues and foundation issues. In reference to the Kotter's lot-split application these issues came to light. It is also specified in Zoning 6.10 Special Areas that there needs to be 50 ft. setbacks near water sources. When splitting a lot the property owner must show proof of secondary water deliverability to the property.

Public Business:

Mike Morgan called the meeting to order at 7:42 p.m. with Joni Endicott leading the Pledge and Jill Pack offering the prayer.

There was a correction made to the August Minutes. John motioned to approve the minutes and Joni seconded it. The minutes were approved.

Accessory Building - Sam Pitchforth has submitted an application for a carport. The commissioners reviewed and saw no issues with the building. Joni Endicott made a motion to approve the Accessory Building. John McKell seconded it. The motion passed and the accessory building was approved.

Discussion on Existing Water Hook-ups – Mayor Buist stated that Mendon City needs to have a policy in place to address this issue. City Council has been concerned about all those that have existing hookups coming forward to build and passing those that have been on the waiting list. Pheasant Hollow lots were created and have water hook-ups but they don't automatically get a building permit. They must go through the same process and be put on the waiting list. This has not been an issue before now because it hadn't been thought of.

Discussion of Short Term Rentals – It was brought to the attention of the commission that the Davidson's Rental Home may not be following the short term rental requirements. It was understood by the commissioners that the rental would be rented for 30 days at a time. Jill Pack was told by the Myers that they believe it is being rented by more than one client during a 30 day period. Mike asked Jill to follow up with John Davidson on this.

Commissioner Terms were discussed. There is one vacancy that needs to be filled with more coming next year. Names were discussed. The following name were recommended to be sent on to City Council for approval.

Darnae Niemann

Amy Garbe

Nancy Tolman

The Mayor announced the **Mendon City Christmas Party** 6:30 p.m. Friday, December 11th at Elements.

John McKell made a motion to adjourn the meeting. Joni Endicott seconded the motion. The meeting was adjourned.