

Mendon Planning and Zoning Committee Meeting
February 8, 2016
Mendon Station – 95 N Main
Administrative Meeting began after the Public Meeting
Public Meeting began at 7:30 p.m.

In Attendance: Trenna Bird, Alton Bird, Shelley Peterson, Jake Peterson, Eric Dursteler

Chairman:

Co-Chairman: Mike Morgan

Commissioners: Dave Willie, Jeremy Martin, Joni Endicott

Excused: Jay Apedaile, John McKell, Nancy Tolman

Secretary: Jill Pack

Mayor: Ed Buist

Public Works:

City Council: Bob Jepsen (Filled in for the Commission)

Administrative Meeting:

The committee needs to come up with replacements for Mike Morgan who leaves in March and Dave Willie leaves in May. Darnee Niemann and Amy Garbe have been approved by the City Council. The Council needs probably a couple of more names. Ethan and Shannon Poppleton were mentioned.

There was some discussion on moving the Planning & Zoning Commission towards MyCloud. Bob is going to have Shawn Osborne come and help the commissioners get things set up.

Public Business:

Mike Morgan called the meeting to order at 7:30 p.m. Joni Endicott led the Pledge and Dave Willie offered the opening prayer.

Joni Endicott made a motion to approve the January 2016 minutes with Mike Morgan seconding it. The motion passed and the minutes were approved.

Single Family Home – Alton & Trenna Bird

Trenna and Alton will live in son's home while they build. They are already hooked up to Mendon's culinary water system and have been paying their monthly bill so they have been granted permission to build. There were no issues with the septic system. They have had the spring's flow tested that run through their property and it has been determined that there is plenty of secondary water. The setbacks requirements are all met. Dave Willie made a motion to approve the single family home. Bob Jepsen seconded the motion. The motion passed.

Accessory Building – Alton & Trenna Bird

They would like to also build an accessory building for a garage/shop for farm equipment. They have not placed it on the site plan so the commission does not want to approve it until they can see the setbacks. This will be addressed after the primary residence is under construction and the location of the accessory has been determined.

Mendon City Building – Eric Dursteler

Eric Dursteler brought in the elevation, site, and floor plans for the new Mendon City building. There are no setback requirements. No issues with the septic system placement. Some parking with a sidewalk and curb and cutter on the east side. The required parking spaces is 1 per 500 square feet which would be 10 spaces. The plan has 15 parking spots. The parking was included in building project. If it is ever added to it would extend to the north. There will be a small

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amphitheater off the northwest corner. Eric explained the runoff path and drainage. There should be no problems. There will be a working bell. Ham radio will be included. Pre-bid tomorrow at 3 p.m. February 25th at 3 p.m. actual bids will be opened. Jill will type the approval and Mike will sign it. Maximum height for commercial has no limit unless within 100 feet another zone. Its maximum zone is the maximum height of the neighboring zone. Residential height 35 feet maximum. It looks like it is under 35 feet. Bob Jepsen made a motion to approve the building permit for the new Mendon City Building. Dave Willie seconded the motion. The motion passed.

Joni Endicott made a motion to adjourn the meeting. Bob Jepsen seconded the motion. The motion passed.

Items that were not discussed:

Lot Split Policy Recommendations

Short Term Rental Recommendations