

PLANNING & ZONING COMMISSION MEETING

January 28, 2014

7:30 p.m.

Council/Commission Members Present: John Stark (Chairman), Jesse Sharp, Shannon Rasmussen, Mike Norman, Alyssa Petersen (recorder)

Approve Previous Meeting Minutes: Shannon made a motion to approve the minutes of December , 2015. Mike seconded that motion, all in favor. John would like to table the work meeting minutes until all the Commission members have had a chance to read them.

Townspeople Present: Amy Winn, Holly Pickup, Jodi Stout

Medsker Annexation Review: The Planning Commission looked over the annexation plat at their last meeting and chose to send the plat back to Richard Medsker so he could make the changes suggested by Chris Wight, the Town Engineer. Richard Medsker made the suggested changes and sent the plat back. The Commission went over the revised Plat, they found multiple mistakes they would like to see corrected including spelling errors. They will send it back to the Medsker's and have them make the changes they noted on the plat.

Paradise Town- Paradise Sports Park- Pavilion

The Commission looked over the plans and site plan for the pavilion at the new park. They went over the water shares and plans for the pavilion at the new park. The Pavilion met all the setbacks and height requirements.

Motion: Mike made a motion to approve the Pavilion for the Paradise Sports Park.

Second: Shannon seconded that motion

All in favor: All in favor, motion carries.

Paradise Town- Paradise Sports Park-Restroom

The Commission would like to table the restrooms until a health department septic plan is submitted along with plans/site plans for the restrooms.

Motion: None at this time.

Second:

All in favor:

Ordinance Changes:

- **DOGS:** The Commission went over the Kennel Ordinance and discussed changes they would like to make. They will take home copies of the Kennel Ordinance and make the changes they would like to see then bring them to the next meeting.
- **SETBACKS:** Shannon wrote up an addition to the Zoning ordinance pg. 14 under the “Additions, Enlargements, and Moving” section, #2. They had a long discussion about how to word the new Ordinance and which situations make the most sense for a lot of people in Town. After some different wording and discussion they decided they would like to see the Ordinance read:

2. A building or structure nonconforming as to height, are, or yard regulation shall not be enlarged in any manner unless such enlargement conforms to all the regulations of the zone in which it’s located. Exception: A dwelling that is nonconforming by virtue of having a front setback of between 20 and 30 ft.; may be enlarged in area by up to 50% of the original foundation area provided that 1) pre-existing obstacles make it impractical to meet current setback requirements with the enlargement, 2) the enlargement does not further diminish the front setback beyond that of the original dwelling, 3) the maximum height of the enlarged portion is equal to or less than the highest point of the original dwelling, and 4) the enlarged portion conforms to all other regulations.

Motion: Mike made a motion to approve the new Ordinance with the changes the Planning Commission made. The Commission will pass their recommendation on to the Town Council.

Second: Shannon Seconded that motion.

All in favor: All in favor, motion passes.

FEE SCHEDULE/LOT LINE ADJUSTMENT: Mike would like to see a few changes with the Boundary Line Adjustment Ordinance. There was a long discussion about the Boundary Line Adjustment and if people should be allowed to move a boundary line and make a small restricted lot larger but still not make it a full 1.25 acre lot. The Commission would like to see the Chapter 17 Boundary Line Adjustment Fees revised to read:

The attached application is to be filled out, signed by all involved property owners in the subdivision (buyers/sellers), and returned to the Town with the appropriate fees and deposit due before approval. Please see attached fee schedule.

Motion: Jesse made a motion

Second: Mike seconded that motion

All in favor: All in favor, motion passes.

RESTRICTED LOT: The Commission went over the definition of a restricted lot. They feel that along with the Lot Line Adjustment fee change they should change the definition of the restricted lot so that it mimics the way the Boundary Line Adjustment has been taking place since it has been in effect the past couple of years. The Commission has worked under the assumption that if you did a lot line adjustment in the year 2016 and created a lot smaller than 1.25 acres or that was restricted; the lot you split the restricted or smaller lot off of would then be restricted as well if it took any land away from that lot. This would discourage people from splitting their lot into multiple smaller lots instead of the 1.25 conforming acre lots. They would like to see the definition read:

A parcel of land severed or placed in separate ownership after July 13, 1983, and which does not meet all area, width, yard, and other requirements of this Ordinance for a lot; or the creation of which has caused an adjacent lot from which it was severed to be insufficient in area, width, setback, yard or coverage requirements. (Completely taking out the phrase “when such adjacent lot has a structure on it”)

Motion: Mike made a motion to amend the Ordinance.

Second: Jesse seconded the motion.

All in favor: All in favor.

John will send a recommendation to Alyssa to send to the Town Council.

Adjourn:

Mike made a motion to adjourn; Jesse seconds that motion, all in favor. Meeting adjourns at 9:20 p.m.