

Huntington City Planning Commission
Minutes
May 5, 2020

The Huntington City Planning Commission met at a public meeting May 5, 2020 at Huntington City Hall located at 20 South Main Street. The meeting started at 5:00 p.m.

Item #1 – Roll call included the following attendance record:

Commission Members: Patrick Fehlberg, Edward Geary, Marianne Hunter, Kathy Mecham, and Tab WeiHING
City Council: Tom Kay
Zoning Administrator: Gary Arrington
City Recorder: Jenene Hansen

Item #2 – Approval of March 4, 2020 minutes

MARIANNE HUNTER MOVED TO APPROVE THE MARCH 4, 2020 MINUTES; MOTION SECONDED BY TAB WEIHING AND THE COMMISSION ALL AGREED.

Item #3 – MOTION: Pass off 9-1-1: H. Replacing the word Handicapped with persons with disabilities.

MARIANNE HUNTER MOVED TO APPROVE REMOVING THE WORD HANDICAPPED AND REPLACING IT WITH PERSONS WITH DISABILITIES; MOTION SECONDED BY KATHY MECHAM AND CARRIED.

Item #4 – Review Code Book title 9 Chapter 3 and 4

Edward explained that we will use Chapter 2 definitions as a point of reference instead of going through each word. Chapter 3 is Administration and Enforcement which is the Zoning Administrators job and it is long and legalistic. Gary Arrington Zoning Administrator gave examples of non-complying use, saying it is something we don't have much of any more. Homes on lots that are 50' wide are non-complying meaning that if the house burns down it can be replaced; it doesn't have to follow current ordinances. There are also Non-conforming activities such as pig farms; as long as the current owner is there it is ok but if someone else comes in they have to be out of city limits. Edward Geary discussed 9-3-1 E: saying that our existing regulations are adequate and sufficient. A discussion of (setback) how far a house has to be from the curb was discussed. 9-3-6: Sign Permit Review, was reviewed a few years ago and changes were made on campaign signs. 9-3-7 through 9-3-19 applies to matters that very rarely come up. It was decided that chapter 3 can be reviewed until our next meeting and will be on the agenda to pass off as is, if no changes are noted. Chapter 4 Planning Commission was reviewed. 9-4-2: Appointment -Term was discussed. 9-4-3: Powers and Duties: was reviewed and there were no changes noted to make. Chapter 4 will also be on the next agenda to pass off as is if no changes are needed.

Item #5 – Discussion on Tiny Homes

Storage containers being used as tiny homes was discussed. Currently in our code book it states; Size of dwelling units: The minimum length or width dimension of any dwelling shall be no less than twenty feet (20') and the main floor area shall be no less than seven hundred fifty (750) square feet. Zoning Administrator Gary Arrington inquired about creating an ordinance to limit living in an RV in a residential zone; it's hard to have ordinances that won't be enforced by the courts. Single Wide Trailers vs RV's, and Tiny Homes in residential areas was discussed and the conclusion was that Tiny Homes are a can of worms that we don't want to open.

Item #6 – Public comment

None

Item #7 – Discussion of items to be added to next meeting

Motion to pass chapter 3, and chapter 4.

Item #8 – Adjournment

Upon proper motion and full approval of the planning commission, the meeting was adjourned at 6:00 p.m.

Jenene Hansen, Huntington City Recorder