

Laketown Planning & Zoning Commission Meeting
Wednesday, October 28, 2020
8:00 pm

Welcome & Attendance: 8:00 pm meeting start time. Duane welcomed those present.

Members Present: Duane Robinson, *Chairperson*; Nellie Brown, Tamie Gomez, Cody Reed, Dennis Hodges, Gary Ogilvie, and Ruby Hunter, *Recording Secretary*.

Members Absent: none

Public Members: Brent Earley and Michael Williamson

Pledge of Allegiance: Led by Ruby Hunter

Minutes: Members reviewed the minutes from September 30, 2020. Cody asked for clarification as to why Mike could not build a lean-to on the back side of his new shed, he inquired if it because of water run-off. Duane confirmed that to be accurate. Cody motioned to accept the minutes. Nellie seconded the motion. All in favor.

Report from City Council:

Gary said that the town council reviewed the master plan ordinances with no comments. There was a discussion on the 2025 buffer zone and its definition. They also discussed the allowance of railroad containers. The town council decided not to allow them with no consequences for the few containers that are already in the city limits.

The city discussed what the bike path might look like if it ever gets funded. There was a discussion with Gary McKee. He asked some questions about his development going in on the north side of the old packing house. He also asked about his 21 acres by the cemetery. He was unhappy that the city said he would have them make the road into the property should he subdivide to sell. The city approved Jonathon Lee for a business license, and Covid-19 money was used to put a window in the city clerk's office.

Mike Williamson – Shed Rebuild:

Mike returned in hopes of a second chance of approval for his shed. He provided pictures of his property. He is concerned about the chopped-up property lines and the long-term effects of building according to the "revised" plan. With P&Z's proposed revision Mike will potentially lose 1200 sq feet of functional property. Mike feels the

unused property will be more of an eye-sore than anything. If the city denies his variance then he and Pauline will leave the wall as the fence on the north side and secure it with railroad tie posts on the inside. If the variance is granted, Mike will take down the wall and put the shed in the place of the old wall. Mike would like to keep it on the same footprint as the north and east and expand to the south. He would like to use parts of the current foundation as footings for the new floor. He will raise the current wall and place a treated plate under the wall, as the current plate is rotted out. The raised wall will aid in better management of the water table and water run-off.

The committee members discussed their desire to approve Mike's plan but their obligation to support and uphold the city's ordinances takes precedence. Mike's request was denied. Duane stated that he had called the mayor prior to this meeting and he has put Mike on the Town Council's agenda for next week. He also suggested that Mike invite those members to his property so he may show them exactly what he is proposing. It was also stated that if Mike is denied at Town Council he may go ahead with the "revised" plan without returning to P&Z. The approval he received last month is valid for one year.

Brent Earley – New Home:

Brent presented new house plans for his future home. It will be built on what was referred to as "the garden spot". It is property previously owned by his parents, Bob and Renae Earley. It is located on the east side of Laketown on the south side of Wayne Earley's original home.

Brent stated that the home will be about 2400 sq. feet. Jeff Hansen has done the surveying on the property. Brent plans to build along the east side of the property near an old ditch. The home will be accessed on an old road that is currently overgrown with weeds. The road leads up to an old garage and will then be extended to curve around to his home. Brent expressed his family's desire to start building as soon as possible.

Duane said that he would need at least 30 feet from the fence line to the home on the back side and 15 feet on each side. He also mentioned that Brent will need to pay \$5000 for the water hook up, \$2500 for the impact fees, and return a completed application form. The payment will need to be in two separate checks before he will be approved for his application. Duane suggested Brent return next month with the checks, completed form, and plans with the listed setbacks. Brent said that would be no problem. In the meantime, he needs to find the survey markers; he suspects a neighbor has intentionally removed one.

Brent also noted that there is an old water meter on the property but that he tilled up the lid and has not come across its location. Duane ensured him that he will need a new water meter and Brent agreed.

Bryan Weston Road:

It was discovered that Bryan Weston's road into his cul-de-sac was approved some time ago. No need for further discussion.

Around the Room:

Cody: Cody is concerned about whether or not the city supports P&Z's decisions. Gary Ogilvie assured him that the city does. Gary personally feels that when P&Z makes a decision that town council should support it and if they don't, then they should have to appeal it. Cody also inquired about Gary McKee's 21 acres near the cemetery. Duane mentioned that at the city meeting it appeared that Gary was arguing with himself and there are lot of potential problems should Gary develop that property.

Dennis: There are people concerned that 1 acre lots are too big. They are too much maintenance. People will either have to spend a fortune watering their grass or they'll have a big weed patch. Tamie agreed that we need more affordable options for people to build and move here permanently. There is a concern that Laketown will likely turn into a place where only the wealthy can afford to live, creating a town full of second homes.

Gary: Nothing.

Tamie: Nothing.

Nellie: Nothing.

Ruby: Nothing.

Duane: Nothing

The members discussed meeting in November and changing the start time to 7pm with the time change. It was determined that because our meeting date falls the night before Thanksgiving we will not meet unless there is a reason.

ACTION ITEMS:

- This winter the P&Z committee would like to look into property that would be suitable for commercial zoning as there is a potential need for additional commercial property.
- Building lot sizes need to be reevaluated.

Meeting adjourned at 9:29 pm.